

October 2, 2017

To Whom It May Concern:

Re: 2017 Westport Plan of Conservation and Development

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on September 28, 2017 it was moved by Mr. Stephens and seconded by Mr. Gratrix to adopt the following resolution.

**RESOLUTION OF APPROVAL FOR THE
2017 WESTPORT PLAN OF CONSERVATION AND DEVELOPMENT**

WHEREAS, THE PLANNING AND ZONING COMMISSION met on September 28, 2017 and made the following findings:

1. The Planning and Zoning Commission recognizes the significance for the Town of Westport to evaluate the conditions and trends affecting the community and make informed decisions about how it should approach the future in order to:
 - A. Protect things that are important to the community, and
 - B. Attain those things that will enhance the overall health and well-being of the community and the quality of life of its residents.
2. Since Westport's current Plan of Conservation and Development (POCD) was adopted in 2007, much has changed. Therefore, it is appropriate that Westport review the policies in the current POCD to ensure those policies are appropriate for the future.
3. The goals and recommendations of the POCD are intended to reflect an overall consensus of what is considered desirable for Westport and its residents in the future.
4. §8-23 of the Connecticut General Statutes requires the Planning and Zoning Commission prepare, adopt and amend a POCD for the municipality, and requires the Commission review the plan at least once every ten years, and update the plan as it deems necessary.
5. In 2016, the Planning and Zoning Commission commenced preparing an update of the 2007 POCD to serve as a guide for future planning efforts for the next ten years.

6. Both elected members, as well as alternates (selected by the Commission) to serve on the Planning and Zoning Commission from 2016 to date, actively participated throughout the planning process contributing their time and expertise in developing a plan for the Town of Westport.
7. The Planning and Zoning Commission interviewed three (3) professional planning firms before selecting Planimetrics as their planning consultant to assist in preparing the POCD.
8. The Planning and Zoning Commission gathered information from Town Staff, Boards and Commissions through the course of interviews and meetings.
9. Two community on-line surveys were conducted in January and February with over several hundred residents participating. These surveys were publicized using the Town of Westport's website, Twitter account, and Facebook account. Hard copies of the survey were additionally made available at locations convenient to the public.
10. The Planning and Zoning Commission conducted public meetings to discuss the elements to be included in the plan. The dates of these meetings were January 12, 2017 and June 8, 2017. The Commission also held work sessions on a monthly basis that were open to the public to incorporate feedback received from the public.
11. The Planning and Zoning Commission additionally reviewed responses received from public surveys and public charrettes over the past ten years associated with other planning initiatives including the two most recent planning efforts initiated by the First Selectman's Office: The Downtown Master Plan, and The Saugatuck Transit Oriented Design Master Plan.
12. Five (5) drafts of the Plan of Conservation and Development, prepared on behalf of the Planning and Zoning Commission by their consultant, were reviewed over the past year.
13. Copies of the draft plans were made available for public inspection at Town Hall and electronically on the Town's website throughout the process.
14. A third and final public hearing on the Plan of Conservation and Development was held by the Planning and Zoning Commission on September 14, 2017 when additional public testimony was received.
15. Pursuant to §8-23 of the Connecticut General Statutes a referral of the draft POCD was sent to Western CT Council of Governments (WestCOG), the Connecticut Metropolitan Council of Governments (MetroCOG), the Connecticut Department of Energy and Environmental Protection (DEEP), and the Board of Selectman (BOS). All comments submitted by these boards and agencies were considered by the Commission in its final review.
16. The Plan of Conservation and Development advocates the general goals and policies set forth in §22a-92 (Coastal Management Act) of the Connecticut General Statutes.

17. The Plan takes into account the State Plan of Conservation and Development and there are no inconsistencies with the State Plan to note.

NOW THEREFORE, BE IT RESOLVED the 2017 Plan of Conservation and Development is hereby **ADOPTED** with modifications and for the following reasons:

MODIFICATIONS

1. Provided the consultant incorporates into the final document the feedback received and direction provided by the Planning and Zoning Commission at their final Work Session held on September 28, 2017.

REASONS

1. §8-23 of the Connecticut General Statutes requires the Planning and Zoning Commission to adopt, and amend or update a Plan of Conservation and Development for the municipality.
2. The 2017 Plan of Conservation and Development establishes goals, policies, and an implementation plan for achieving the goals over the next ten years.
3. The plan will provide a guide to local boards and commissions and will provide a framework for consistent decision-making with regard to conservation and development activities in Westport over the next decade.

VOTE:

AYES	-5-	{Walsh, Stephens, Gratrix, Dobin, Cammeyer}
NAYS	-0-	
ABSTENTIONS	-0-	

The effective date of the Plan of Conservation and Development is October 22, 2017.

Very truly yours,

Catherine Walsh
Chairman, Planning & Zoning Commission

cc: Jim Marpe, First Selectman
Ira Bloom, Town Attorney
Patricia Strauss, Town Clerk
Executive Director, (WestCOG)
Executive Director, (MetroCOG)
RTM P&Z Committee Chairman
RTM Moderator
Mary-beth Hart, CT DEEP

A large American flag waves in the upper left corner against a blue sky with scattered white clouds. Below the flag, a waterfront scene is visible, featuring a white bridge with a railing crossing a body of water. In the background, there are several brick buildings with green roofs and lush green trees. The overall scene is bright and sunny.

WESTPORT

2017 PLAN OF CONSERVATION AND DEVELOPMENT

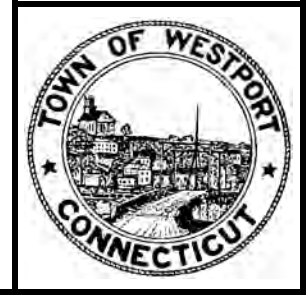
Planning and Zoning Commission



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WELCOME



Dear Friends:

This is the adopted 2017 Plan of Conservation and Development (POCD) for Westport. The POCD was adopted by the Planning and Zoning Commission on September 28, 2017 with an effective date of October 22, 2017.

This document is meant to guide the town for 10 years, but in terms of conservation and resilience we are looking toward Net Zero 2050. We recognize that technology will continue to bring new and hopefully more beneficial information and we should remain flexible to meet our ever changing needs.

The POCD is an advisory document which is centered on the following three themes or strategies

- Conservation-related strategies - Things Westport wants to preserve or protect in the future (such as community character, historic resources, open space, water quality and our excellent schools, etc.).
- Development-related strategies - How to guide future growth or change (including Downtown, Saugatuck Center, Route 1, and residential neighborhoods) whether it be new development or redevelopment / improvement of existing sites.
- Infrastructure-related strategies - How to address the services / facilities Westport wants or needs to support the overall vision and/or quality of life in the community (including pedestrian improvements, traffic circulation, community facilities, schools etc.).

Implementation of the various POCD recommendations will help make Westport an even better place in the future. While the Planning and Zoning Commission will lead the way, implementation will be strengthened with the coordinated efforts of the Selectmen, town employees, businesses, business organizations, developers, boards, commissions, and the residents. We look forward to working with all of you in implementing this 2017 POCD.

Sincerely

Catherine A. Walsh, Chair
Planning and Zoning Commission

What About ...?

Boxes like these are located throughout the POCD to outline:

- emerging issues,
- new technologies, and
- potentially disruptive approaches to the way that Westport has typically addressed things.

During the term of this POCD, some of these issues may emerge to the point where Westport will re-evaluate some of the strategies in this POCD or other policies / programs of the Town.

Goal Boxes

Blue boxes like these (triple outline) are used to identify goals in each of the policy chapters in the Plan of Conservation and Development.

Blue Boxes And Sidebars

Blue boxes like these (single outline) in the main text and sidebars are used in the Plan of Conservation and Development to define terms, present data, explain ideas, and otherwise help readers with POCD concepts. The information in the blue boxes and sidebars is not necessarily a policy recommendation of the POCD.

Sustainability



While sustainability has its own chapter in the POCD (Chapter 11), the concept of sustainability runs through many parts of this POCD.

This symbol is used in each policy chapter to identify how that chapter relates to the overall concept of sustainability for Westport.

INTRODUCTION

1

1.1. Overview

Welcome! This document is the 2017 Plan of Conservation and Development for Westport, Connecticut.

A Plan of Conservation and Development (POCD) is prepared and adopted by a municipality in order to establish a common vision for the future of the community and identify policies that will help attain that vision. While its key purpose and function is to address the physical development of a community, it will often address issues related to the economic development and social development. Under Connecticut law, the POCD is adopted by the Planning and Zoning Commission.

The goals and recommendations of the POCD are intended to reflect an overall consensus of what is considered desirable for Westport and its residents in the future. In order to understand that consensus, the Planning and Zoning Commission undertook a number of exercises to learn about what is important to Westport residents.

While the Plan of Conservation and Development is primarily an advisory document, it is intended to guide local boards and commissions about issues important to the community. The POCD can guide local priorities and provide a framework for consistent decision-making with regard to conservation and development activities in Westport over the next decade or so.



1.2. Evolution of Westport Plans

Westport has a history of preparing and adopting Plans of Conservation and Development and these plans have:

- influenced the current development patterns and land use regulations and in Westport, and
- helped guide the overall conservation and development of the community.

This Plan of Conservation and Development is the most recent of several plans which have been prepared for Westport over the years. Other plans were prepared and adopted in 1959, 1975, 1982, 1987, 1997, and 2007.

Each plan addressed the community needs and interests as perceived at the time. Yet, as the community has grown and developed over time, there have been notable shifts in Westport priorities and concerns.

In the 1950s and 1960s, as residential growth accelerated and school expansion costs were a major concern, the Plans looked at how to control residential growth and how to promote commercial development to expand the tax base and offset school costs. During this time, Westport was able to preserve some of the significant open spaces which residents presently enjoy (Longshore).

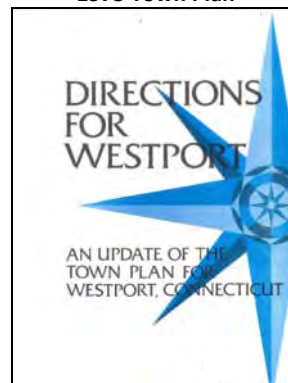
In the 1970s there was a shift away from the expansion of commercial development as concern grew over the changing community character and increased traffic associated with that philosophy. In addition, due to concern over the potential impacts of multi-family residential development, there was reduced emphasis on providing for such types of housing. School enrollments began to decline following the peak from the “baby boom”.

In the 1980s, there was a growing emphasis on environmental protection and a strengthened emphasis on neighborhood character as Westport became almost entirely built up. Changing demographics (“baby boomers” entering the house buying market) and economic policies resulted in rapid escalation of residential sale prices.

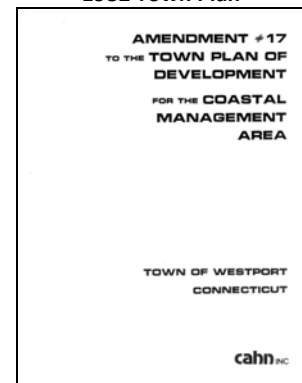
1959 Town Plan



1975 Town Plan



1982 Town Plan

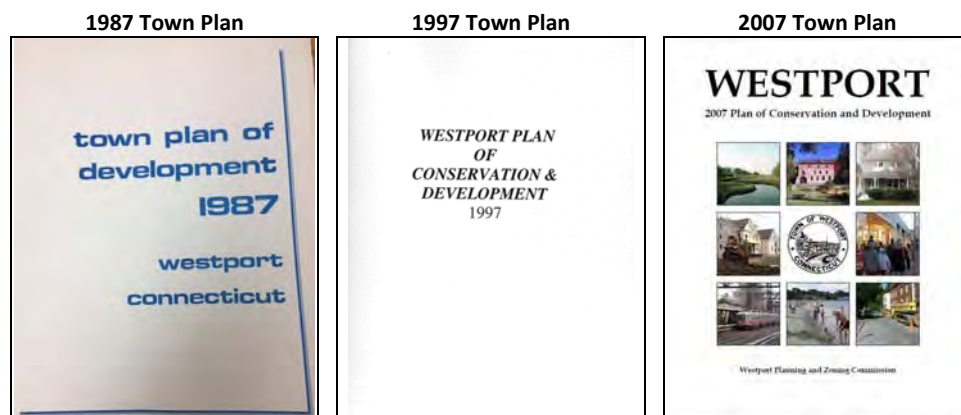


In the 1990s, the emphasis continued on conservation of natural and cultural features and maintaining the quality of residential neighborhoods and business districts. Due to the lack of building sites, people began to acquire older homes to replace them with larger homes. School enrollments again began to rise as older households who settled in Westport in the 1950s and 1960s were replaced with younger families.

After the year 2000, Westport completed upgrades to its educational facilities to accommodate the enrollment increase and address current educational programs. Replacement of older houses with larger homes continued and residents were concerned about the overall impact on community character and natural resources. There were numerous discussions about whether to adopt regulations regarding “teardowns” and “McMansions.” Concerns about escalating housing prices also emerged as a potential concern. Traffic volumes on local streets continued to grow.

In recent years, there have been land use applications for affordable housing and other developments which have been provocative and strengthened resident’s concerns about the changing character of the community. At the same time, the overall age composition of Westport continues to change and people’s interest in other housing options continues. Businesses in Downtown and elsewhere in Westport have seen the impact of “internet shopping” and the changing nature of commerce. Although “teardown activity slowed for a period due to overall economic conditions, the replacement of older houses considered obsolete with newer houses is clear evidence of the continuing desirability of Westport as a residential community. It certainly feels to residents like traffic volumes on local streets continued to grow. With growing attention to fitness and overall health, interest in sidewalks and bicycling became more evident.

Thus, it can be seen that Westport has prepared, adopted, and amended Plans to address the appropriate conservation and development of the community. It is in that spirit that this Plan was prepared.



1.3. Philosophy Of This Plan

Westport's Vision

Westport's vibrant downtown area and healthy commercial environment generate the feeling of a New England town with the conveniences of modern life, and this continues to attract people who are leaders in all facets of society.

Residents enjoy Westport's quality of life because of our commitment to conserve our natural resources, preserve our traditions, and support community events. We meet the recreational needs of our citizens by providing a wide range of leisure activities, and the town government offers quality services that are effective and efficient.

We recognize that our society's strength is based upon an educated populace and we devote proper resources to this endeavor. In keeping with our town meeting heritage, all citizens are encouraged to join in the civic dialogue with diverse opinions in order to fully explore and answer questions facing the town.

westportct.gov

Overall, this Plan does not chart an entirely new direction for Westport. Rather, it seeks to build on the various assets that have attracted people to Westport for generations. This is what people have indicated they want – enhancing this beautiful place and making it better over time.

Themes from past Plans that weave through the various chapters of the 2017 Plan of Conservation and Development are presented below.

Plan Themes

This POCD is a guide outlining Westport's approach to balancing social, economic, and environmental concerns in order to enhance the quality of life in, and the overall character of, Westport.

The POCD seeks to maintain the essence of what has made Westport a unique and desirable place to live while accommodating desirable changes after careful reflection.

Conservation of existing character and important resources is valued more in Westport than the promotion of new or expanded commercial or residential development.

The POCD is intended to be flexible about how specific goals and objectives are achieved while accomplishing the long-term goals of the community.

The POCD can only be effective in fulfilling the overall vision if strategies are put into action by the community.

CONDITIONS & TRENDS

2

2.1. Overview

This section of the Plan of Conservation and Development (POCD) provides a general overview of conditions and trends affecting Westport at the time this POCD was being prepared.

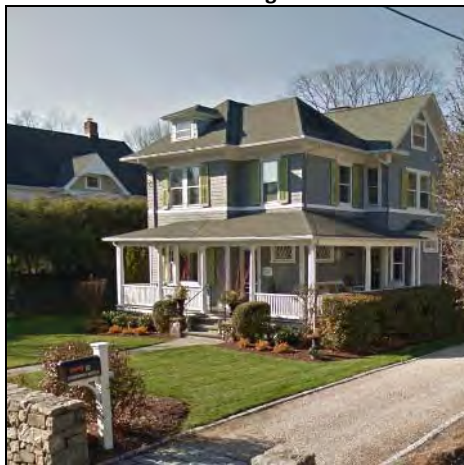
History



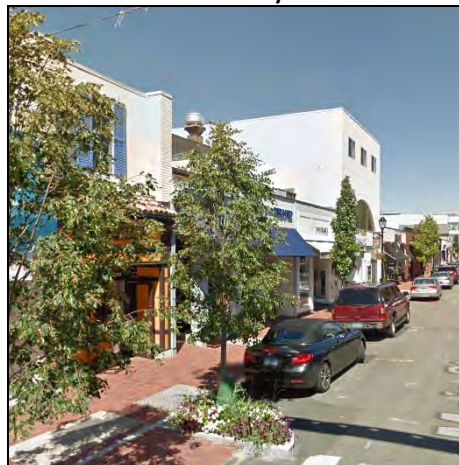
People



Housing



Economy



2.2. History of Westport

The area we now know as Westport was first settled by people of European descent around 1648. For the prior 10,000 years or so, this general area had been inhabited by Native Americans who hunted in the woods, fished in the sea and grew crops on the land. The first visual contact of Europeans may have come in 1614 when Dutch explorer Adraien Block explored Long Island Sound.

Between 1614 and 1648, Dutch and English explorers initiated trade with Native American tribes. Eventually, this led to the establishment of trading posts and settlements. The English settlements of the “new world” began in what is now Massachusetts while Dutch settlements began in what is now New York. Settlement of the area now recognized as Connecticut began in the 1630s at Windsor, Wethersfield and Old Saybrook.

Territorial and other disputes between the English, Dutch, and Native Americans created a sense of unease and eventually this boiled over into armed conflicts. Following the “Pequot War” with Native Americans in 1637 and the English capture of New Amsterdam (now New York) in 1664, this area came under consolidated control of English settlers. The area became known as “New England.”

Following the Pequot War, the first European settlements in this area began with the settlement of what is now Fairfield (1639), Stamford (1641) and Norwalk (1649). Around 1648, five Fairfield settlers became the first inhabitants of what we now know as Westport when they moved to an area of what is now Beachside Avenue and established their homesteads. As other families joined them, the growing settlement became known as “Machamux.”

In Colonial times, the church was main element of society and governance. When “Machamux” was part of Fairfield, settlers would travel to church and town meetings in Fairfield. This was a long distance in the days of horses and carriages, especially in inclement weather.

In 1711, the residents of Machamux successfully petitioned the General Assembly to create a separate parish with their own meetinghouse. This became known as “the West Parish of Fairfield,” with an initial membership of 270.

While the above arrangement lasted for over 120 years, the growing success of the port in Saugatuck, plus the interests of residents, combined to create support for the establishment of a new municipality.

A petition to the General Assembly was approved in 1835 and the Town of Westport was born. The name reportedly came from a blend of “West” Parish, and the “Port” on the Saugatuck River. Additional land from Weston was added in 1842 to create the community known today as Westport.

Growth Of Westport

As new settlers arrived, land was allocated further and further out to accommodate them. Agricultural practices were not particularly efficient at the time and so each family needed a lot of land to meet their needs. Then, with the passing of generations, it was not always possible to divide the land among the heirs and so settlements expanded further afield as well.

Roads were established to access property and enable trade between settlers. River crossings were created on the Saugatuck River and other waterways to connect settlements along the shore. And, as the population grew, mills were set up on almost every available stream or river, in order to grind grains.

Around 1800, Westport became an active port because the Saugatuck River was navigable for quite a way up river. Westport became a center for trade in the region and a major supplier of farm products to the growing population in New York City. When the railroad came around 1850, it was proposed for the middle of the port area so that it would compete most directly with the maritime trade.

In the late 1800s, due to its waterfront location and rail access, Westport was considered a resort area and, after the turn of the century, it also developed a reputation as a haven for artists, writers and other celebrities. Population continued to grow, even during the “Great Depression” in the 1930s.

Following completion of the Merritt Parkway in the 1930s, Westport became more accessible by automobiles. Following World War II, the proliferation of the automobile and a desire for suburban living resulted in significant immigration to Westport. Residential developments replaced farmlands as people sought to blend urban employment with suburban living. Westport’s population grew from about 8,000 people in 1940 to about 12,000 people in 1950 to about 21,000 people in 1960, before peaking in 1970 around 27,000 people.

Although Westport’s population declined slightly from 1970 to 1990, a result of the aging of the population that had moved here in the previous four decades, the population grew again to 2010 as a result of demographic changes and housing development.

Impact of Interstate 95

Since its opening in 1958, the Connecticut Turnpike (Interstate 95) has had significant impacts on Westport.

This roadway improved automobile access to Westport and took through traffic off local roadways.

On the other hand, the roadway also:

- split Saugatuck and the beach area from the rest of Westport,
- causes significant traffic jams on local roadways when I-95 backs up,
- negatively affects air quality, and
- increases the costs of emergency services responding to incidents.

Main Street



State Street



Westport's Population

1840	1,803
1850	2,651
1860	3,293
1870	3,361
1880	3,477
1890	3,715
1900	4,017
1910	4,259
1920	5,114
1930	6,073
1940	8,258
1950	11,667
1960	20,955
1970	27,414
1980	25,290
1990	24,410
2000	25,749
2010	26,391
2020	25,775 – 26,214
2030	22,508 – 25,934
2040	21,810 – 25,654

US Census data for 1840 to 2010. High projections from Connecticut State Data Center. Low projections from Planimetrics reflecting local (rather than regional and/or statewide) migration patterns.

Using Census Data

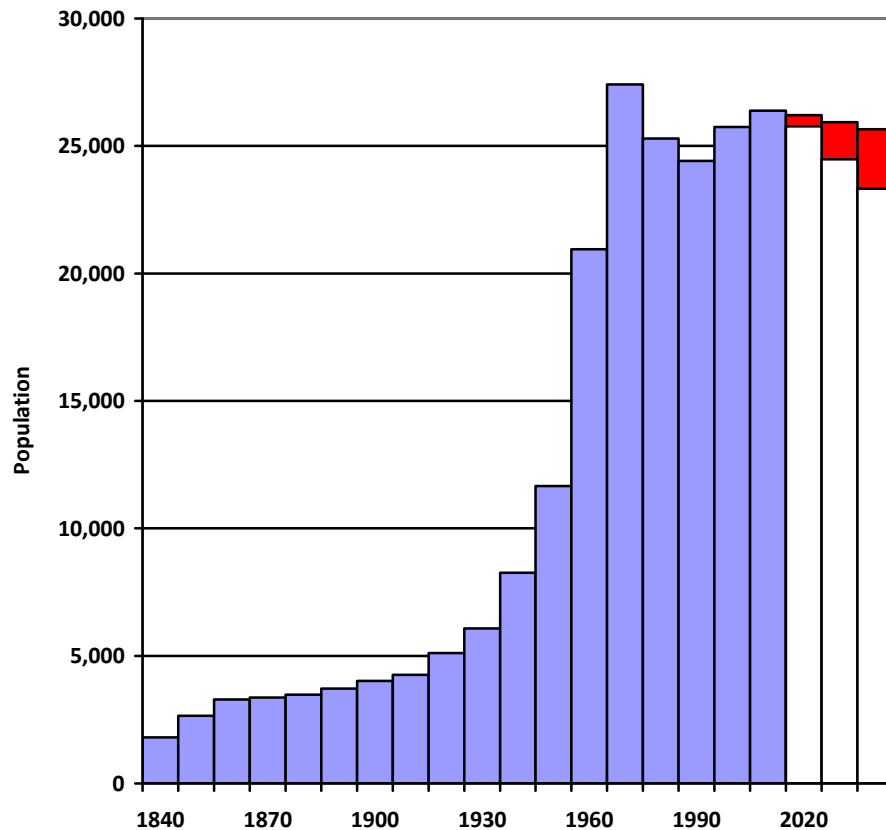
Some of the data used in this POCD is from the 2010 Census and this data is already seven years old. However, other available data sources are estimates based on small samples and the margin of error can be quite large. The POCD has used the data with the highest precision and it is intended that this data will be updated with current Census data when it becomes available.

2.3. Population Trends

After several decades of fluctuation, a population decrease is projected in Westport in the coming years if past trends continue. The decrease in the number of residents is likely due to:

- lower birth rates (especially in the economic downturn after 2007),
- fewer women of child-bearing age in Westport (due to slower in-migration after 2007), and
- an aging population (which tends to exhibit declining household sizes).

Of course, this projection could change if recent trends change. For example, population could grow (or the decrease could slow) if Westport attracts more young families with children (or births), retains more older residents, or the number of housing units.



Components Of Change

Population changes over the next several decades are expected to result from:

- natural change (the number of births and the number of deaths), and
- net migration (the number of people moving versus the number of moving out).

As can be seen in the table below, there has been a pattern of net out-migration from Westport since about 1970.

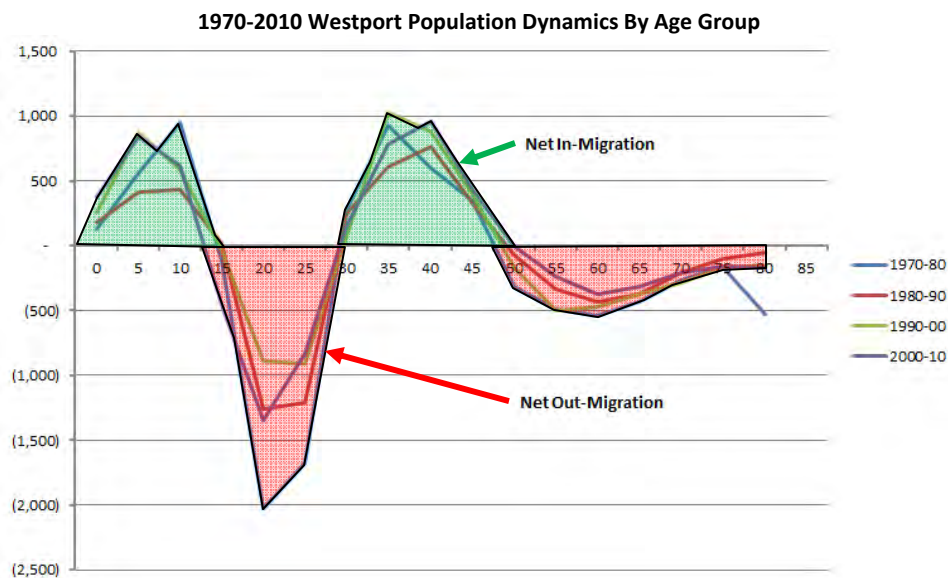
	1950s	1960s	1970s	1980s	1990s	2000s
Total Change In Decade	9,288	6,363	(2,028)	(880)	1,339	642
Births	3,218	2,850	1,671	2,050	3,178	2,570
Deaths	1,301	1,730	1,767	1,804	1,771	1,579
Natural Increase	1,917	1,120	(96)	246	1,407	991
Estimated Net Migration	7,371	5,243	(1,932)	(1,126)	(68)	(349)

Sources: US Census 1950-2000, Connecticut Department of Health 1950-2000

When looked at in more detail, it can be seen from the following chart that Westport has historically experienced:

- net in-migration of families (ages 30 to 50) with children (ages 0 to 15),
- net out-migration of young adults (ages 15 to 25), and
- net out-migration of older adults (ages 50 and higher).

This is part of the normal ebb and flow of a community like Westport.



Sources: US Census 1980-2000, Planimetrics

Estimating Migration

Migration patterns are deduced by comparing the expected population in an age group to the actual count from the US Census.

The expected population is estimated by aging the population in each age group by 10 years, adding the number of local births, and deducting the number of deaths allocated by age group.

What About ...?

How will societal and working pattern changes impact future populations of Westport?

Will people continue to "commute" to and from Westport in the post WWII pattern?

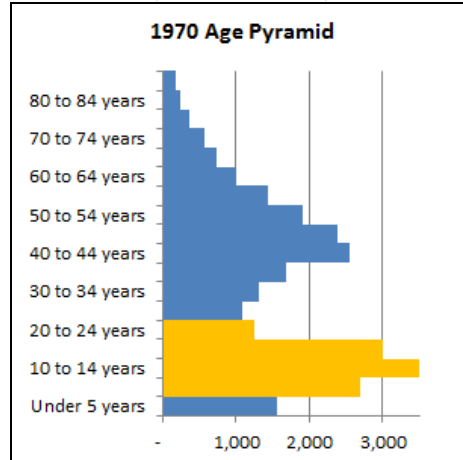
Who should the Town try to attract in the future to assure appropriate demand for housing and services?

What is the role of autonomous vehicles?

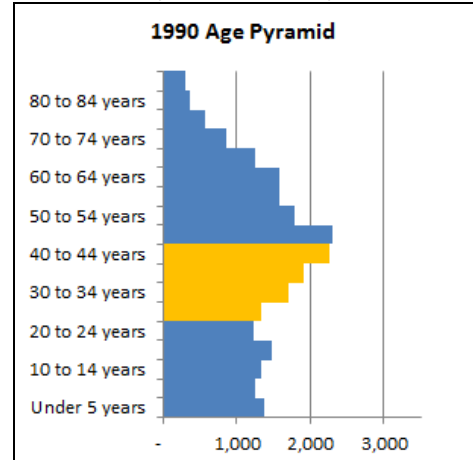
Changing Age Composition

When these demographic trends are put into motion, the end result is a changing age composition of Westport. The following "age pyramids" illustrate how the age composition of Westport has changed over the years and how it is expected to change in the future if past trends continue. Each bar represents the number of people in that five-year age group. The orange bars represent "baby boomers" (people born between 1945 and 1965).

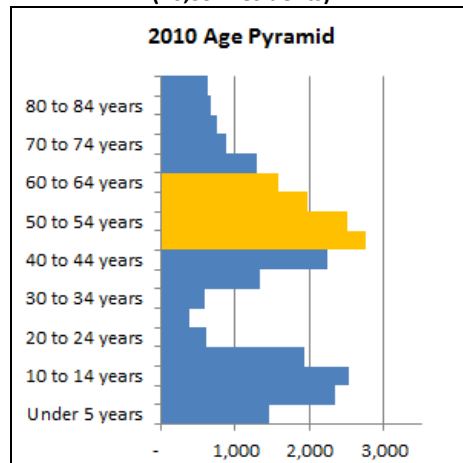
1970 Age Composition
(27,414 residents)



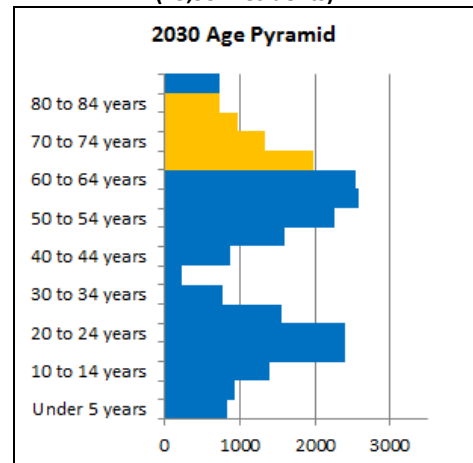
1990 Age Composition
(24,410 residents)



2010 Age Composition
(26,391 residents)



2030 CSDC Projection
(25,934 residents)

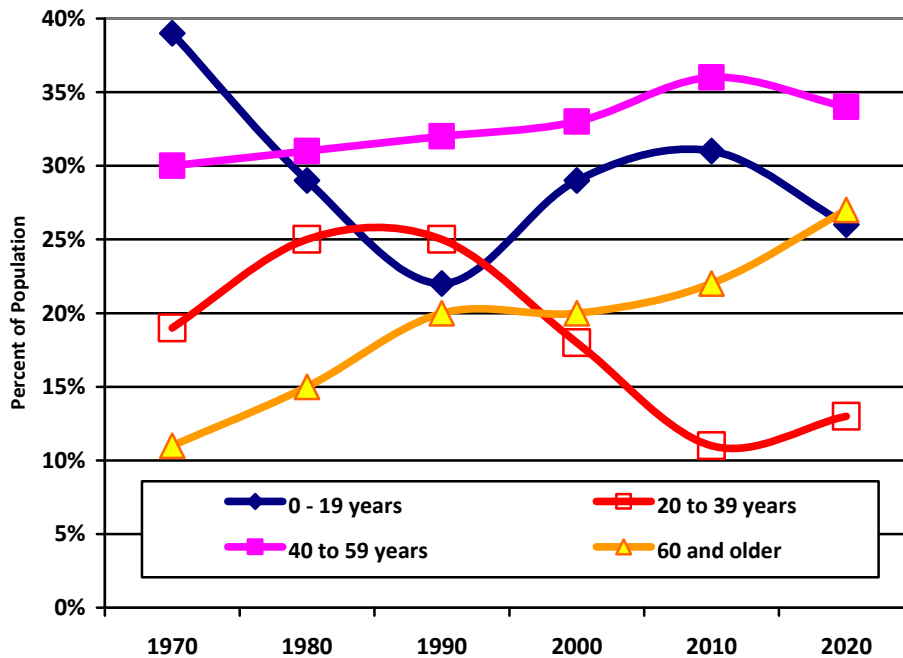


Breaking the population into 20-year age groups can help illustrate some of the changing composition patterns. As the following chart indicates, Westport has been a community where people aged 40 to 59 (the pink line) have been the largest age grouping on a percentage basis. This is likely part of the reasons for Westport’s reputation as a family-friendly and family-oriented community.

On the other hand, the number of people aged 0 to 19 (the blue line) has fluctuated as a result of the “baby boom” (people born between 1945 and 1965), the “baby bust,” and the “baby boom echo.” In the near future Westport may experience a “baby bust echo” as there are fewer women of child-bearing age and birth rates overall are lower.

The two key demographic trends are these:

- the significant drop in younger and early-middle-age adults (the red line representing ages 20 to 39) between 1990 and 2010 probably resulting from the “baby bust”, housing prices that may have made it harder for younger people to move to Westport, and overall economic conditions.
- The growing number of older persons (the orange line) as the “baby boom” generation swells the ranks of people aged 60 and over. Even though Westport has experienced net out-migration in these age groups over the last several decades (more people moving out than moving in), the large number of people “aging” into these age groups means that it will grow significantly in the future.



Sources: US Census 1960-2000, Connecticut State Data Center

Westport needs to consider how these changes will affect the community and how to address it.

Percent Single-Family

Weston	97%
Darien	93%
Westport	92%
Wilton	91%
New Canaan	84%
Fairfield	84%
State	65%
Norwalk	53%

2010 Census

Median Sales Price

Westport	\$1,000,000
New Canaan	\$1,000,000
Darien	\$1,000,000
Weston	\$863,200
Wilton	\$809,500
Fairfield	\$575,000
Norwalk	\$406,600

CERC

Affordable Housing As Defined By Statute

Norwalk	12.3%
State	11.6%
Wilton	3.9%
Darien	3.4%
Westport	3.1%
New Canaan	2.6%
Fairfield	2.3%
Weston	0.1%

CT Department of Housing, 2017

See Chapter 10 for additional information about affordable housing.

2.4. Housing In Westport

According to the U.S. Census, Westport had about 10,400 housing units in 2010. Since 1990, housing growth has slowed significantly in Westport to about 28 units per year. Prior to 1990, Westport had been building an average of more than 70 units per year.

The housing stock in Westport consists primarily of single-family detached homes. As a result, the vast majority of homes in Westport (85%) are owner-occupied.

Local housing prices reflect:

- Westport’s location within the New York City region,
- train service into Lower Fairfield County and Manhattan,
- the recognized quality of the local school system, and
- the tremendous amenities available in the community.

Residential lot sizes in Westport vary from two acres or so in the northern areas of the community to smaller lots in older neighborhoods and shoreline areas.

Housing Units

1980	9,119
1990	9,841
2000	10,065
2010	10,399

US Census

Housing Tenure

	Own	Rent
Westport	85%	15%
State	68%	32%

2010 Census

Historic Homes



Smaller Beach Area Homes



In-Town Neighborhoods



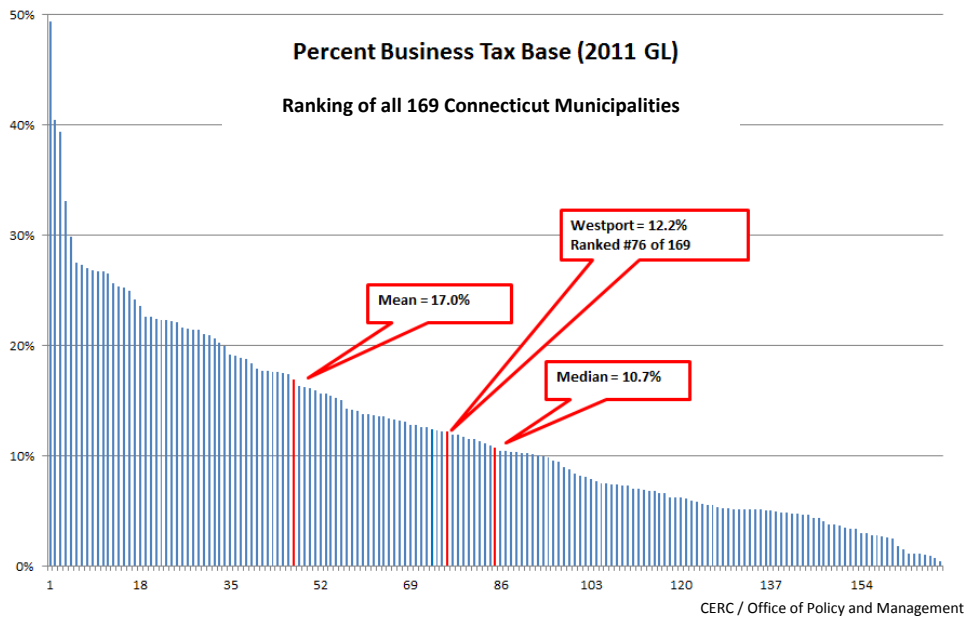
Rural Homesteads



2.5. Economy of Westport

Westport can be considered an employment center since there are more jobs in town (over 16,000) than people in the labor force (about 12,000). Although employment has dropped below the peak around the year 2000, there are still a strong number of jobs in Westport and this supports the local economy.

Since Westport is predominantly a residential community, the Grand List (the value of taxable property) is heavily influenced by the value of residential real estate. According to data from the Connecticut Economic Resource Center, the business component of the tax base is about 12.2 percent. It is important to Westport to maintain a strong tax base with a solid business component.



Jobs In Westport

1970	7,960
1980	13,090
1990	15,260
2000	18,120
2010	16,258

CT Labor Dept.

Jobs

Norwalk	45,063
Fairfield	25,183
Westport	15,503
Wilton	12,239
Darien	8,093
New Canaan	6,462
Weston	1,269

CERC

Business Tax Base

Norwalk	21.6%
State	17.0%
Wilton	13.7%
Westport	12.2%
Fairfield	10.4%
Darien	7.3%
New Canaan	4.4%
Weston	1.1%

CERC

Providing Employment



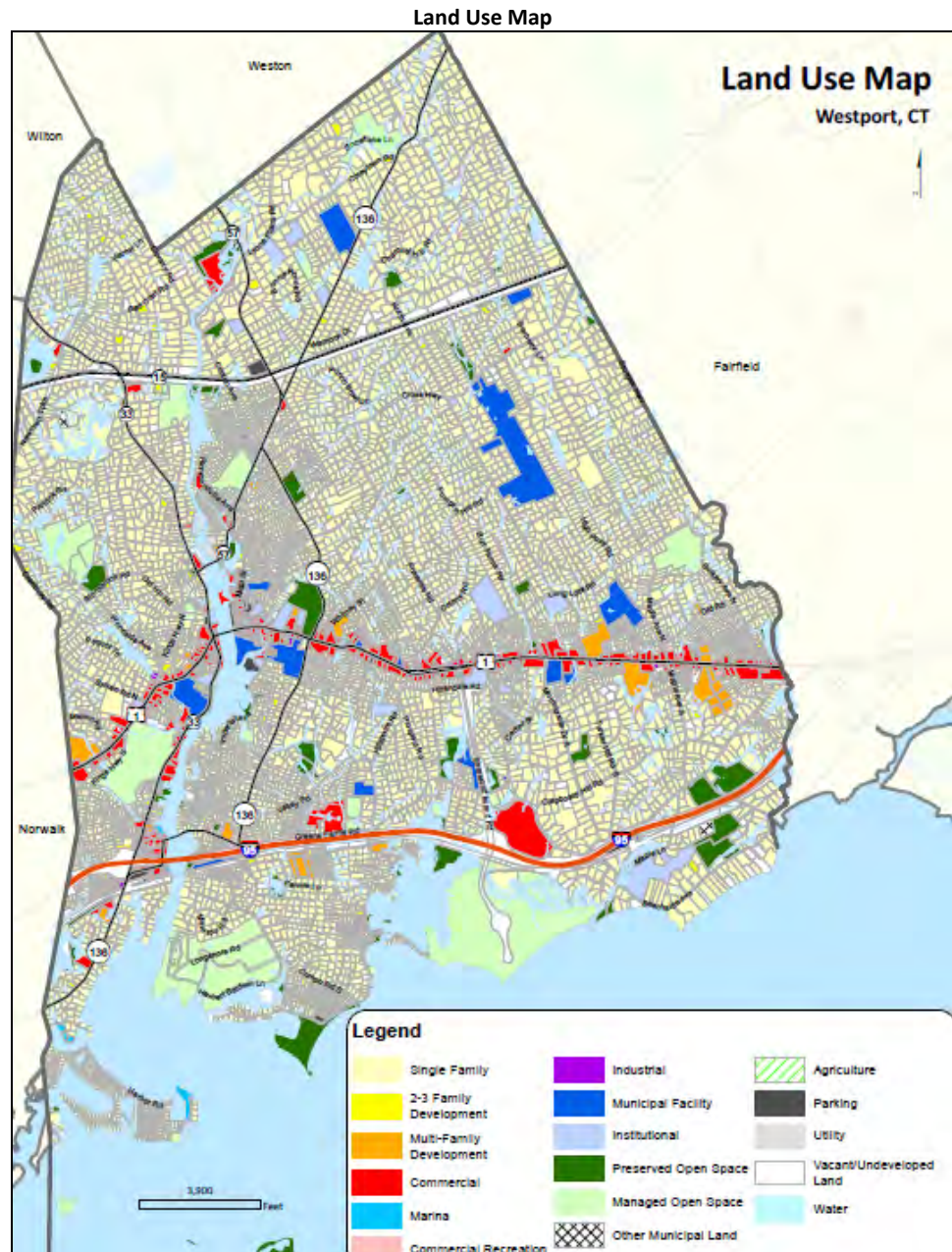
Providing Goods and Services



2.6. Land Use In Westport

Based on the assessor's database, most of the land in Westport is:

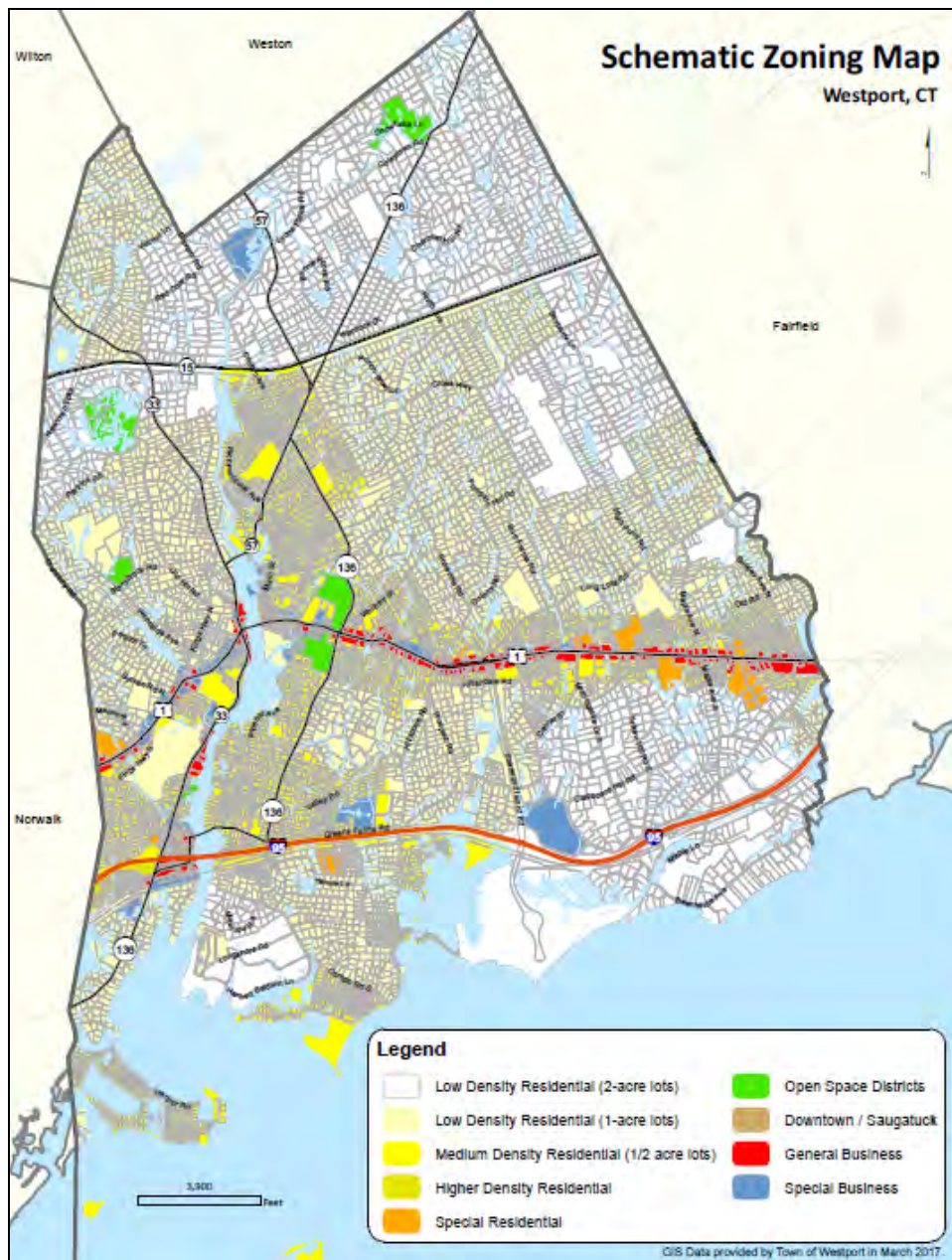
- developed for residential, commercial or other purposes, or
- committed to open space or other use.



2.7. Existing Zoning

Based on analysis of the zoning map:

- about 95 percent of Westport is zoned for residential use (mostly single-family residential use),
- about four percent is zoned for business uses, and
- about one percent is zoned for other uses.



2.8. Fiscal Conditions

Fiscal conditions for Connecticut municipalities are going through a major change as the State seeks to reduce state payments and push state costs to municipalities. This issue is likely to continue during the planning period and will place greater importance on communities growing their tax base and adjusting services to what residents are willing to pay.

Westport's overall grand list (the value of all taxable property in the community) was over \$11.0 billion in 2016. On a per capita basis, Westport's tax base (\$537,102) is robust when compared to surrounding communities. On a per capita basis, Westport's expenditures (\$7,726) are higher than surrounding communities.

Per Capita Tax Base (ENGL)

Darien	\$574,088
New Canaan	\$560,589
Westport	\$537,102
Weston	\$345,341
Wilton	\$323,904
Fairfield	\$263,186
Norwalk	\$188,013

CERC

Per Capita Expenditures

Westport	\$7,726
New Canaan	\$6,980
Weston	\$6,733
Wilton	\$6,723
Darien	\$6,429
Fairfield	\$4,834
Norwalk	\$3,804

CERC

Westport's revenue raised from taxes is higher on a per capita basis than some surrounding communities. The effective tax rate (property taxes as a percent of estimated market value) is lower than many surrounding communities.

Per Capita Tax

Westport	\$6,428
Weston	\$6,105
New Canaan	\$5,972
Wilton	\$5,868
Darien	\$5,370
Fairfield	\$4,188
Norwalk	\$3,195

CERC

Effective Tax Rate (% of market value)

Wilton	1.81%
Weston	1.77%
Norwalk	1.70%
Fairfield	1.59%
Westport	1.20%
New Canaan	1.07%
Darien	0.94%

CERC

COMMUNITY ISSUES / CONCERNS

3

3.1. Overview

During the process of updating the Plan of Conservation and Development, Westport residents shared some of their issues and concerns about how the community has developed in recent years and how it might develop in the future. These issues and concerns were identified through:

- working sessions of the Planning and Zoning Commission,
- input from a community meeting devoted to hearing from Westport residents,
- responses to a survey of Town department heads and members of local boards and commissions,
- interviews with a number of local officials and interested persons,
- field trips around Westport, and
- responses to an on-line survey.

3.2. Setting The Stage

At the community meeting in January 2017, participants were asked to think about things in Westport they were proud of or sorry about. Participants were asked to signify those "prouds" and "sorrys" by putting colored dots on a map and writing what they were thinking on a card so the results could be tabulated.

This same exercise was also conducted as part of the preparation of the POCD so the results can be compared and contrasted.

“There is no power for change greater than a community discovering what it cares about.”

Margaret Wheatley, American writer

"Prouds" Over Time

There is a great deal of similarity between the placement of the dots on the maps in 2007 and 2017.

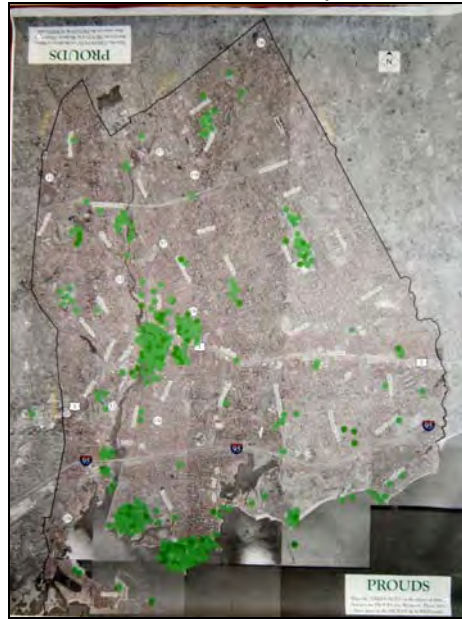
This suggests that the things that make people proud of Westport and they want to encourage are both:

- "sticky" in that they are persistent and enduring over time, and
- "resonant" in that they connect with a variety of people.

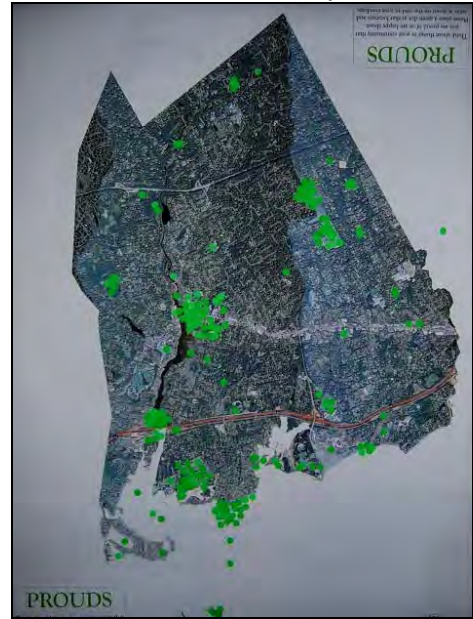
"Prouds" Exercise

When asked to identify things in their community that make them proud, people tend to think of things in their community that provide happiness or satisfaction or that contribute to their quality of life or that make them feel good on a regular basis. Since these are things that a community might want to try to promote and accomplish, the "prouds" are things that Westport should try to **encourage** in the future.

2007 "Prouds" Map



2017 "Prouds" Map

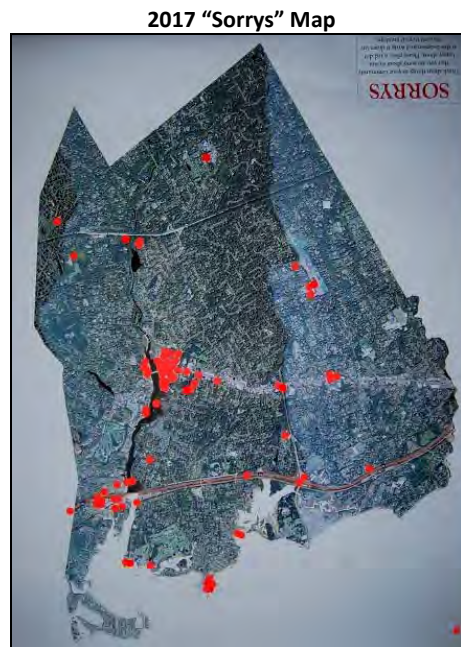


In summary, the things that Westport residents are proud of and that they might want to encourage in the future include:

- **Facilities That Enhance Quality Of Life**
 - Schools / Education
 - Compo Beach
 - Longshore
 - Library
 - Levitt Pavilion
- **Villages and Places With A "Sense of Place"**
 - Downtown
 - Saugatuck
- **Things That Enhance Community Character**
 - Coastal areas
 - Open spaces
 - Saugatuck River
 - Sense of community

"Sorrys" Exercise

Similarly, when asked to identify things in their community that make them sorry, people tend to think of things in their community that irritate them or that detract from their quality of life or that make them feel that nobody is watching out for the best interests of the community. Since these are things that a community might want to try to avoid or prevent, the "sorrys" are things that Westport should try to **discourage** in the future.



In summary, the things that Westport residents are sorry about and that they might want to discourage in the future include:

- **Challenging Traffic / Circulation Issues**
 - Traffic congestion / problem intersections
 - Discourteous drivers
- **Annoyances In Downtown / Saugatuck**
 - Downtown / Main Street / traffic / parking
 - Saugatuck / traffic / parking (train)
- **Walking / Biking Challenges**
 - Lack of sidewalks
 - Unsafe bike lanes

"Sorrys" Over Time

There are both similarities and differences between the maps from 2007 and 2017.

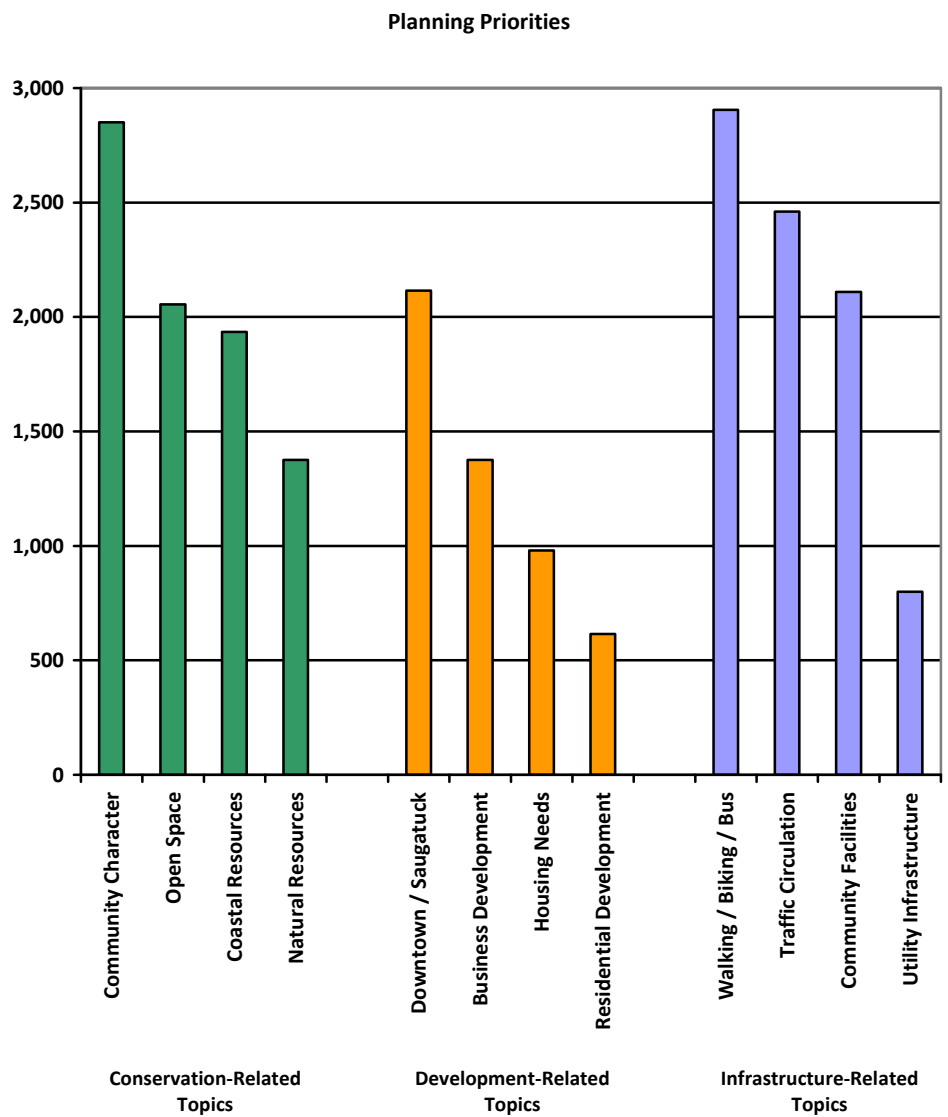
The similarities suggest some enduring issues or problem areas that the community may want to address.

The differences reflect how community issues and concerns can change over time. For example, an issue related to the relocation of the YMCA caused some discomfort to participants in the 2007 meeting.

3.3. Key Issues and Topics

As part of the community meeting (January 2017) and the on-line survey, participants were asked to identify the issues most important to them as part of the POCD update. If the results of these separate exercises are combined, the planning priorities identified as being most important to participants were:

- Walking / biking / bus
- Community character
- Traffic circulation
- Downtown / Saugatuck
- Community facilities
- Open Space



3.4. Other Input

Plan Review Meetings

To help guide this POCD update, the Planning and Zoning Commission met with their POCD consultant to review and discuss the various chapters in the 2007 Plan and other issues in the community.

Mini-Surveys

With the help of Town staff, the POCD consultant distributed a survey to municipal department heads and a similar survey to members of local boards and commissions.

Interviews

In addition, the POCD consultant interviewed a number of local officials and “stakeholders” to get insight into issues facing the community.

Planning Program Survey

After the community meeting in January 2017, an on-line survey was conducted to learn more about residents feelings about current planning programs and possible future planning programs. Those results are reported in the individual chapters of the POCD.

Community Meetings



On-Line Surveys



Additional POCD Guidance

In addition to following the general organization of the 2007 POCD, the Planning and Zoning Commission expressed a desire to improve upon the user-friendliness of the 2007 POCD by:

1. Crafting a shorter, well-illustrated POCD focusing on the key strategies for Westport going forward rather than being an encyclopedia of information.
2. Adding the Town’s overall “vision statement.”
3. Creating separate chapters for important topics so the strategies are easier to find rather than grouping topics together.
4. Using a logical numbering system to be able to refer to policies and programs.
5. Providing guidance in the event of conflicts between recommendations.
6. Continuing the implementation guides to identify who will be responsible for implementing each recommendation.

3.5. POCD Approach

As part of preparing this POCD, the Planning and Zoning Commission reviewed the 2007 Plan (and the 1997 Plan) and came to the consensus that, overall, the 2007 POCD seemed to capture many of the things that are still important to Westport. The Commission concluded that the 2017 POCD should primarily be an update to reflect the progress made in the past ten years and to address current issues.

In addition, the Planning and Zoning Commission decided to organize the 2017 POCD around the following thematic elements:



Things To Protect

- Things Westport wants to protect or preserve in the future (i.e. - natural resources, water resources, historic resources, and town character)
- These are “conservation-related” strategies



How To Guide Growth / Change

- How Westport wants to guide future growth or change (i.e. - Downtown, Saugatuck, Route 1 corridor, and residential neighborhoods)
- These are “development-related” strategies



Supporting Our Vision

- Services / facilities wanted or needed to support the overall vision and/or quality of life (i.e. - pedestrian improvements, community facilities)
- These are “infrastructure-related” strategies



Implementation

- Policies and action steps to accomplish the overall goals and objectives
- Who is responsible for implementing what and when

MAINTAIN AND ENHANCE COMMUNITY CHARACTER

4

4.1. Overview

Maintaining and enhancing community character has been a local priority in Westport plans for some time. Residents clearly see community character as an important part of Westport and something important for the community to keep its eye on moving forward.



Maintaining and enhancing community character will help make Westport a more sustainable community by preserving important resources for future generations.

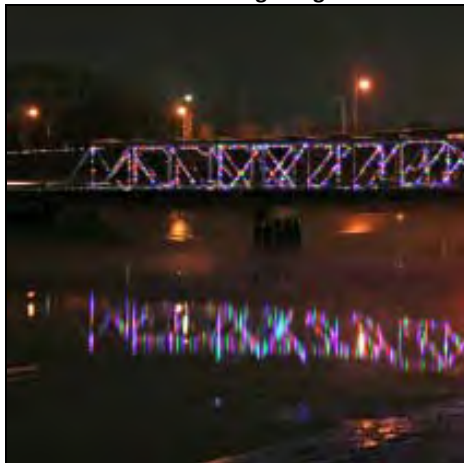
Historic Resources



Community Events



Cribari Swing Bridge



Compo Beach





In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport is doing a good job promoting and protecting community character.

Strongly agree	5%
Agree	46%
Not sure	6%
Disagree	30%
Strongly disagree	14%

What Is Character?

Webster’s Dictionary defines character as:

- a distinctive trait, quality or attribute,
- a place’s essential quality or nature or reputation.

Within the context of the POCD, “character” refers to those elements that, taken together, help make Westport both desirable and different from other communities. While the concept of community character is unique to each person, it seems that residents of Westport agree that it includes:

- The overall physical appearance of the community,
- The scenic resources and scenic views in Westport (such as views of wooded landscapes and the Saugatuck River),
- The natural environment and the preservation of trees and open space,
- The small scale village centers (Downtown, Saugatuck),
- The traditional residential neighborhoods (Old Hill, Greens Farms),
- Key community resources (Winslow Park, Compo Beach, Longshore),
- The design and scale of individual buildings and sites,
- The historic buildings and places that remind us of our shared past (historic houses, historic public buildings, the Cribari Bridge, etc.),
- The day-to-day experiences in the community,
- The local facilities and events that make Westport special, and
- the overall personality of the community.

These are just some of the unique physical qualities that, together, define the look, feel and essence of Westport and contribute to its unique character.

In the on-line survey, residents were split 51% to 44% about whether Westport was doing a good job promoting and protecting community character.

Since residents feel this is so important and because they feel torn about whether the community is doing a good enough job, the concept of maintaining and enhancing community character needs to be a focus moving forward.

Goal

Maintain and enhance the character of Westport in order to retain a sense of community, beauty and history.

4.2. Protect Historic Buildings And Sites

Historic buildings and sites in Westport contribute to the overall character of the community, foster community pride, conserve the personality and architecture of its historic residential neighborhoods and commercial areas, enable citizens and visitors to enjoy and learn about local history, and provide a framework for making appropriate preservation planning decisions. As a result, the identification, conservation and protection of its historic and archaeological resources is part of maintaining and enhancing community character in Westport.

The Westport Historic District Commission (HDC) is the organization charged with historic preservation in Westport. The HDC should continue efforts to protect historical properties from destruction or architectural degradation. In addition, the HDC should employ the full range of preservation methods available to protect and enhance Westport's historic and cultural resources.

Identification

Identifying and recognizing historic resources is the first step to preserving them. Westport has a Historic Resources Inventory which consists of information on more than 1,500 local properties. This inventory (first completed in 1977 and updated as time and resources permit) is used as a reference in preservation planning.

There has also been little investigation of archeological resources in Westport. During the planning period, it may be desirable to undertake an assessment of those sites with the greatest potential for containing archeological resources.

Recognition / Protection

In order to maintain the Town's historic character and qualities represented in its many significant buildings, structures, monuments, landscapes, cemeteries, public rights-of-way, districts and sites, Westport should:

- Support the preservation of historic resources.
- Where appropriate, establish zoning regulations which will help protect historic resources including use flexibility, adaptive reuse of historic buildings, dimensional flexibility, and/or other approaches.
- Encourage "sensitive ownership" of historic structures and sites by private owners.
- Support the listing of local sites and districts on the National Register of Historic Places.
- Support existing local historic districts and the creation of new local districts and local historic properties where supported by property owners.
- Maintain the demolition delay regulation.
- Encourage / support village district regulation.



In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport is doing a good job protecting historic resources and historic character.

Strongly agree	10%
Agree	42%
Not sure	5%
Disagree	23%
Strongly disagree	20%

State / National Registers of Historic Places

The National Register of Historic Places (NRHP) identifies resources significant in the history of the nation. The State Register of Historic Places (SRHP) identifies resources significant in the history of the state.

These designations are not regulatory in nature and only directly affect activities involving federal and/or state funding. Property owners may be eligible for tax benefits for improvements to these resources.

The designations may be for districts (areas containing multiple properties) or for individual properties. More information is available from the Westport Historic District Commission website.

Sample Of National / State Districts

Westport Center
Merritt Parkway
Compo / Owenoke
Mill Cove
National Hall
Kings Highway North

Sample Of National / State Sites

Town Hall
Green's Farms School
Saugatuck River Bridge
Cong. Church of Green's Farms
Inn at National Hall
Westport Country Playhouse

Local Districts or Properties

A local historic district is regulatory in nature and a local Historic District Commission *regulates* exterior changes in view from a public street. A supermajority of property owners must consent to the establishment of a local historic district.

A local historic property may be similarly protected or may be protected by ownership, easement, or other means consented to by the property owner.

More information is available from the Westport Historic District Commission website.

Sample Of Some Local Historic Districts

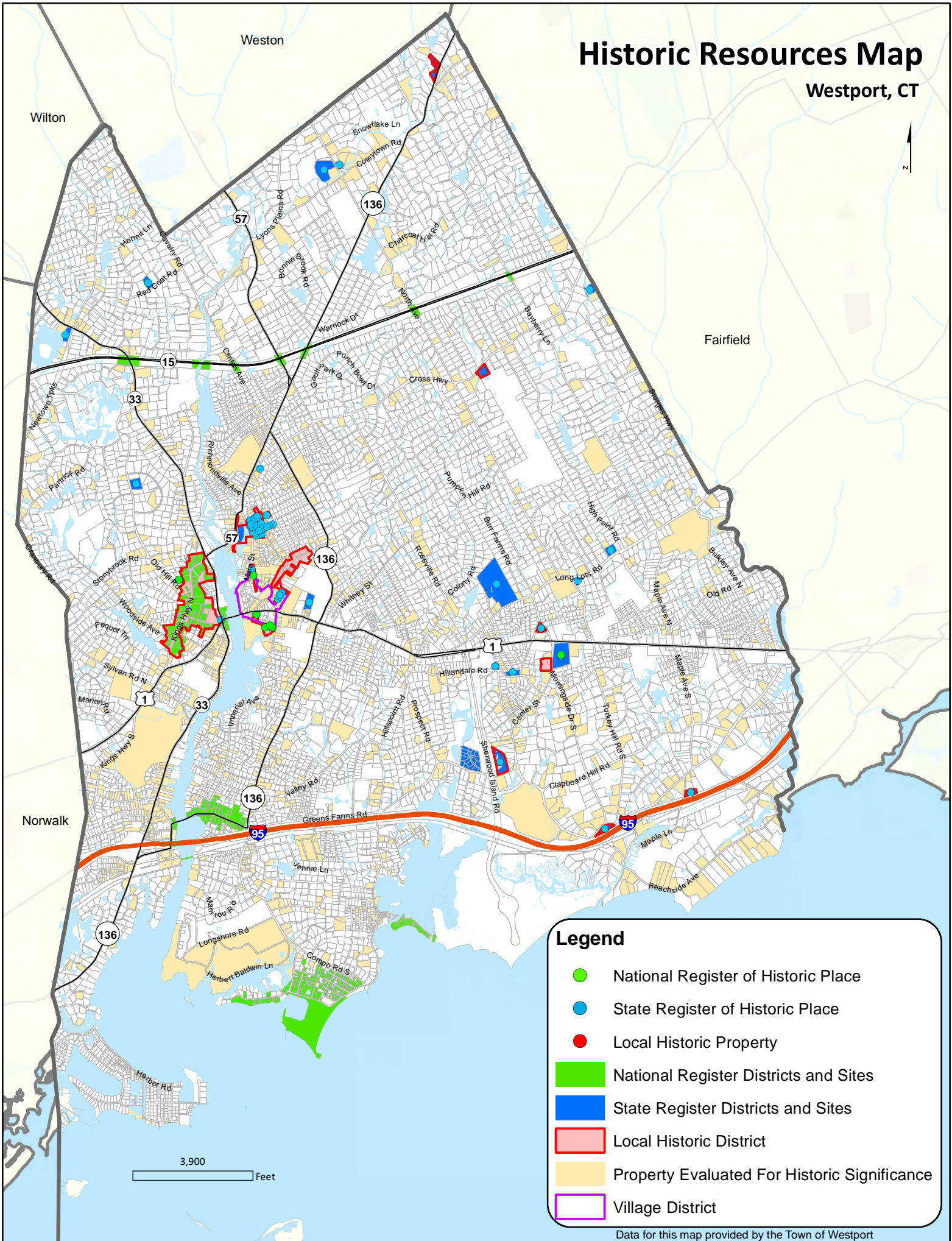
Kings Highway North
Jesup Road
Gorham Avenue
Evergreen Avenue
Morningside Drive South
Violet Lane

Sample Of Some Historic Properties

Green's Farms Colonial Church
New Town Common
Machamux Boulder
West Parish Meeting House
Lower Green's Farms Burying Ground
Wakeman Farm

Historic Resources Map

Westport, CT



Legend

- National Register of Historic Place
- State Register of Historic Place
- Local Historic Property
- National Register Districts and Sites
- State Register Districts and Sites
- Local Historic District
- Property Evaluated For Historic Significance
- Village District

Data for this map provided by the Town of Westport

Encourage Preservation Organizations

The Westport HDC should continue to collaborate with the State Historic Preservation Office and non-governmental entities (such as the Connecticut Trust for Historic Preservation) to coordinate preservation efforts and stay informed of preservation opportunities.

As a result of the work of the HDC, Westport is a Certified Local Government (CLG) as established by the National Preservation Act. Maintaining CLG status allows Westport to be eligible for matching federal grant funds. Westport should strive to retain its CLG status.

Education

So that residents appreciate the significance of historic buildings and sites, Westport should, through the HDC, promote public awareness of historic preservation through:

- general educational programs highlighting local sites and events,
- specific educational programs directed towards owners of historic properties to help them preserve the historic integrity of their property,
- annual Preservation Awards to recognize local properties,
- sharing of other relevant information, and
- encourage preservation organizations to activate community interest.

Historic Bridges

In the early 20th century, Westport undertook a program to upgrade a number of bridges in the community to accommodate the automobile. In all, some 19 matching Craftsman style stone bridges were built and eight remain. These bridges are unique to Westport and contribute to our distinctive character and help remind us how Westport evolved through time.

Cross Highway Bridge



Greens Farm Road Bridge



A. HISTORIC RESOURCES		Leader	Partners
1.	Support the preservation of historic resources, including the Cribari Bridge.	PZC	HDC
<input type="checkbox"/>	a. Consider requesting the State Archeologist conduct an overall assessment of archeological potential in Westport.	PZC	HDC
2.	Encourage the ongoing efforts of public and private owners to sensitively preserve and maintain historic structures and sites (purchase, maintain, use, etc.).	HDC	PZC PW PRC
3.	Support the listing of local sites and districts on the National Register of Historic Places.	HDC	
4.	Support existing local historic districts and the creation of new districts and local historic properties where supported by property owners.	HDC	
5.	Maintain the demolition delay ordinance to provide an opportunity to preserve, relocate, or document historic buildings.	HDC	RTM
<input type="checkbox"/>	a. Revisit the demolition delay ordinance to discourage the dismantling of historic homes before a demolition permit is issued.	PZC	HDC RTM
6.	Maintain the Historic Resources Inventory in order to help identify historic resources.	HDC	
<input type="checkbox"/>	a. Link information from the Historic Resources Inventory to the town GIS system.	HDC	Town
<input type="checkbox"/>	b. Continue to update the Historic District Commission website to clearly identify historic resources, historic districts, and other such information.	HDC	Town
7.	Maintain Certified Local Government status in order to receive funds from the State Historic Preservation Office.	HDC	
8.	Work with Town agencies to incentivize preservation of historic structures.	HDC	PZC
9.	Within any adopted Village District Overlay Zone, work to ensure the preservation of the historic character of the designated area.	HDC	PZC
		<i>Code legend is on inside back cover</i>	

Cribari Bridge

The Cribari Bridge carries Route 136 (Bridge Street) over the Saugatuck River in the Saugatuck section of Westport. Built in 1884, the bridge is the oldest surviving movable bridge in Connecticut and is listed on the National Register of Historic Places. The preservation of the Cribari Bridge is important to Westport residents since:

- the bridge is historic,
- the bridge is a gateway to Saugatuck and Westport and enhances the character of Saugatuck and the entire community,
- the current bridge is a natural barrier to trucks and excessive through traffic from I-95 when I-95 is backed-up, and
- expanding the bridge could place pedestrians and cyclists on nearby roads at greater risk of harm.

Westport recognizes that ongoing maintenance of the bridge to maintain it in a state of good repair; but not expansion, is needed.

Historic Home



Historic Image



4.3. Promote Good Design

The Architectural Review Board (ARB) has five members appointed by the First Selectman for two years terms, and three alternate members appointed by the First Selectman for two year terms.

The ARB's recommendations are forwarded to the Planning and Zoning Commission and the Zoning Board of Appeals to be considered as part of application reviews.

The recommendations of the ARB are advisory and non-binding, however they are considered seriously by the Planning and Zoning Commission when evaluating the merits of a project.

Westport has had an Architectural Review Board (ARB) since 1979. The ARB advises Town officials as to the appropriateness of architectural plans for:

- new commercial structures,
- exterior alterations to commercial structures,
- fixed awnings, and
- free-standing signs.

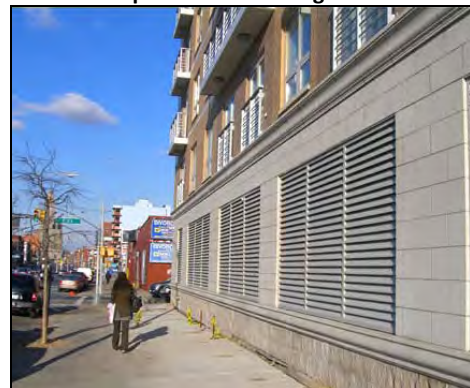
The ARB helps preserve and enhance the character of Westport and maintain the overall “sense of place.” Experience in other communities has shown that when developers understand what design standards are expected or encouraged, they are more likely to provide what the community has indicated that they want.

A. COMMUNITY DESIGN	Leader	Partners
1. Maintain an architectural review process to help preserve and enhance the character of Westport and maintain the overall “sense of place.”	ARB	PZC HDC
<input type="checkbox"/> a. Develop design review guidelines for Westport.	ARB	PZC
2. Seek to require ARB review of the following uses in addition to their current functions: <ul style="list-style-type: none"> • any multi-family use, • any institutional use, and • any special permit use. 	PZC	Staff
3. Consider extending the terms of the ARB members to encourage a consistent design review approach over time.	FS	PZC ARB
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Example Of A Good Design Result



Example Of A Poor Design Result



Examples Of Design-Related Images (From Village District Study and HDC Handbook)



Figure A.4.2: Building Elements

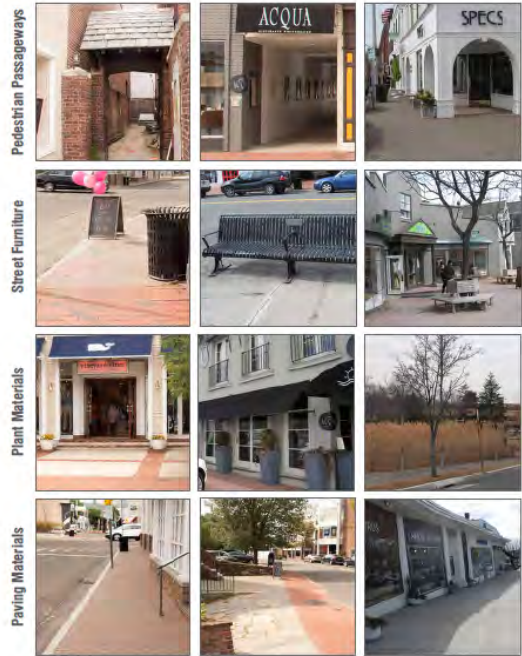
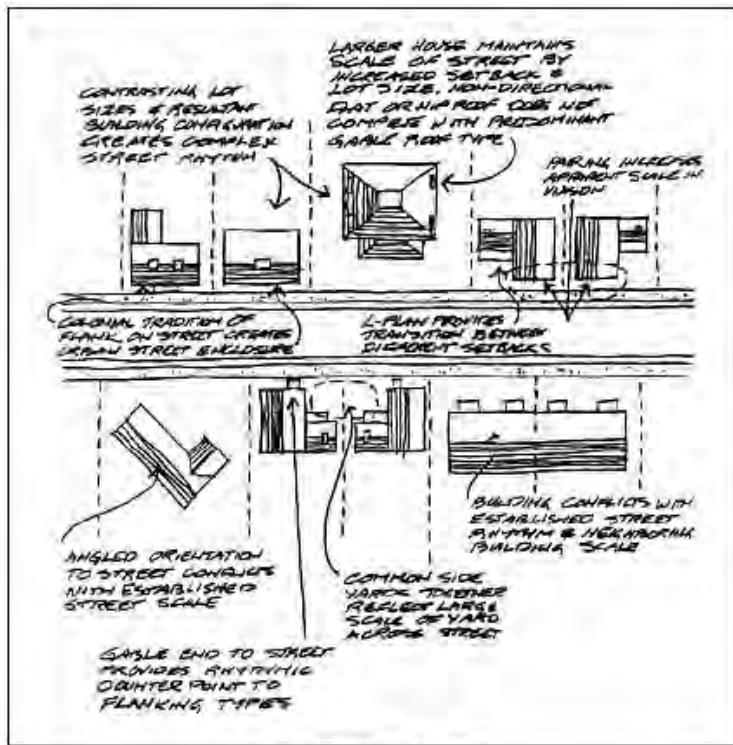


Figure A.4.3: Site Elements



Overhead Utility Wires

Westport residents wished that overhead utility wires were less visible in certain areas of Westport:

- the Downtown area,
- in Saugatuck Center,
- along the Post Road, and
- in scenic areas (such as the shore area).

As opportunities arise, Westport should seek ways to place wired utilities underground.

Burying utilities can also be a critical resilience measure since extreme weather events can disrupt the power grid for extended periods of time.

Walls And Fences

In Westport, especially in coastal areas, tall walls and fences detract from scenic views and the overall character of Westport.

The zoning regulations could be reviewed for better management or regulation of these structures.

4.4. Protect and Enhance Scenic Resources

Scenic resources contribute to community character and efforts must be made to identify, maintain, and preserve such resources. In Westport, this includes scenic views (especially to and from Long Island Sound and the Saugatuck River) and scenic roads.

Other scenic resources include the farms remaining in Westport, barns, historic stone walls, and similar features.

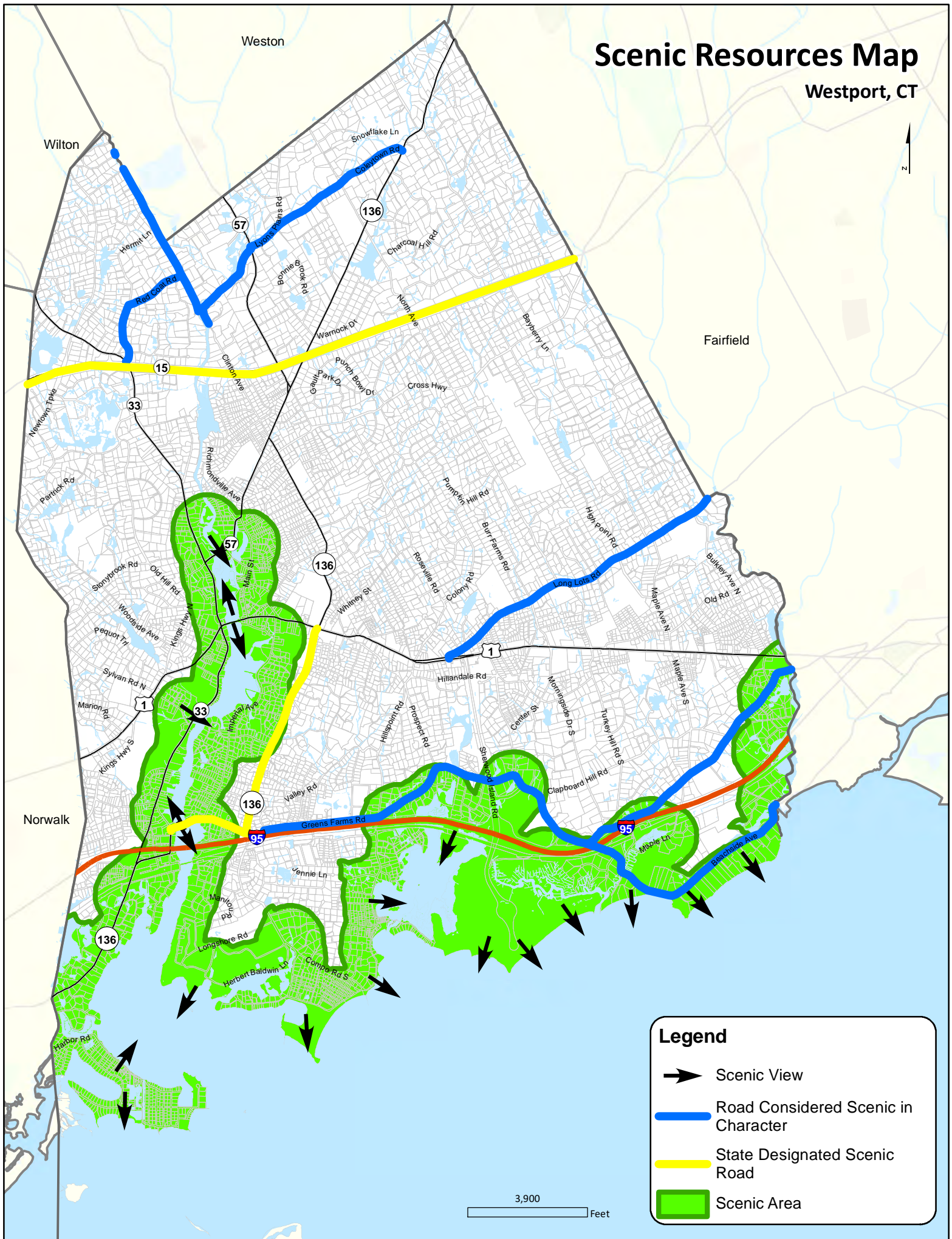
A. SCENIC RESOURCES	Leader	Partners
1. Identify and preserve scenic views and scenic roads.	PZC	CC RTM PW
<input type="checkbox"/> a. Amend land use regulations to include greater consideration of scenic resources.	PZC	
<input type="checkbox"/> b. Establish a scenic road ordinance to designate and protect scenic roads.	HDC	RTM
2. Protect, preserve and enhance visual access to (and from) Long Island Sound, the Saugatuck River, Sherwood Mill Pond, and other coastal resource areas.	PZC	CC
3. Identify and preserve other scenic features (such as farms, barns, stone walls, and similar features).	PZC	CC BC
4. Encourage the use of “green fences” wherever possible.	Town	PZC CC BC
5. Seek ways to place wired utilities underground as opportunities arise. (also see Section 16.5)	Town	
<i>Code legend is on inside back cover</i>		

Scenic View



Scenic Resources Map

Westport, CT



Legend

- ➔ Scenic View
- Road Considered Scenic in Character
- State Designated Scenic Road
- Scenic Area

3,900 Feet

4.5. Address Other Quality Of Life Issues

During the planning process, a number of people commented about other “nuisance-type” issues which they felt had the potential to detract from community character and the overall quality of life in Westport.

Congestion / Parking – Traffic congestion and parking were common frustrations among Westport residents. Traffic congestion can occur as people converge towards the interchanges on Interstate 95 or the Merritt Parkway or navigate towards the train stations. Congestion can also be a source of frustration along Route 1 and some of the interesting roadways.

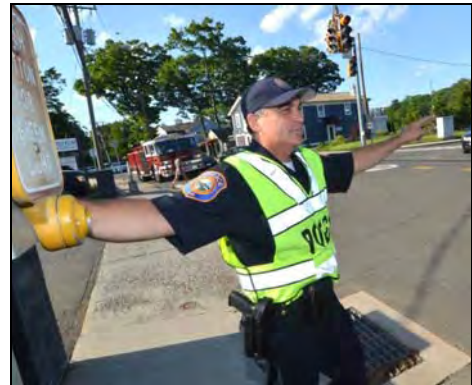
Parking at the train stations can also be an issue. While the wait list has shortened recently, it can take some time for a new resident to get a parking pass and, in the meantime, these newer residents may need to find parking at other locations.

These issues are discussed further in Chapter 13 of this POCD.

Traffic Congestion



Traffic Officer



Station Parking



Downtown Parking



Tree Clearing / Drainage – Tree clearing and drainage changes associated with new development (or redevelopment of sites in existing neighborhoods) is another common issue or concern. Houses that have existed for years without drainage problems can be affected by tree clearing and/or regrading of adjacent properties that no longer intercepts rainfall, diverts water onto them, or changes the groundwater table so that soils become saturated.

Trees are important for a number of reasons:

1. Trees intercept rainfall and slow storm water runoff
2. Trees fight soil erosion
3. Trees produce oxygen and clean the air
4. Trees provide shade and cool and are effective windbreaks
5. Trees are pretty, reduce noise impacts, and increase property values
6. Trees create habitat

One of the key benefits of trees in a community like Westport is how they can ameliorate runoff. For example, trees with leaves or needles are aerial interception / detention “devices” that reduce the amount of rainfall reaching the ground at one time,

People recognize the positive impact that landscaping and vegetation can have on community character and want:

- More trees and plantings, especially in commercial areas and along major roadways,
- Good maintenance of trees on roads public lands,
- To encourage use of native species and elimination of invasive species,
- Less aggressive tree trimming as part of utility maintenance, and
- Less tree clearing as a result of new residential construction.

Westport should continue to explore ways to encourage or require the retention of trees as part of new development and redevelopment (especially in residential neighborhoods).

Trees And Drainage

Trees are an important part of the overall drainage and runoff situation in Westport. Trees are “aerial interceptors” of rainfall and will detain runoff. This is one of the reasons why drainage problems can occur when trees have been cleared for redevelopment of adjacent properties.

Encouraging or requiring the preservation of trees will help avoid drainage issues. If trees are retained, fewer drainage structures may be able to accommodate the runoff generated.

Tree Clearing



Drainage Diversion



What About ...?

If not addressed, could on-line house sharing services (like HomeAway, AirBNB, VRBO, etc.) create conflicts between residents and visitors or change the nature of some residential neighborhoods?

Noise – Noise was considered to be a significant issue by residents of some neighborhoods. This was especially true in some of the smaller lot size areas where houses are closer together. The issue ranged from continuing construction noise (multiple projects on consecutive properties) to landscaping contractors (“mow, blow and go”). Westport may wish to consider a noise ordinance with allowable hours of operation or designated “quiet hours” or other approaches.

Lighting – Some issues were raised with regard to lighting and illumination. Westport may wish to revisit the lighting provisions in the site plan section of the Zoning Regulations (Section 44-5.5) to ensure that it has good lighting rules in place. Westport should also continue to monitor lighting issues (particularly as some lighting migrates to LED lamps which some consider to be more impactful than previous lamp types).

A. QUALITY OF LIFE		Leader	Partners
1.	Consider the need for a noise ordinance to address “nuisance-type” issues.	RTM	
2.	Continue to monitor lighting issues to address any issues.	PZC	
	<input type="checkbox"/> a. Revisit the lighting provisions in the site plan section of the Zoning Regulations (Section 44-5.5).	PZC	
3.	Enhance programs and policies related to the “greening” of major roads and the “adopt-a-spot” program.	PZC	TW BC
4.	Regularly evaluate the health of trees on Town roads / land and trim or remove unhealthy or unsafe trees or limbs.	TW	PW
5.	Encourage less aggressive tree trimming as part of utility maintenance.	TW	
6.	Discourage tree clearing as a result of new residential construction and encourage preservation of tree canopies.	PZC	
		<i>Code legend is on inside back cover</i>	

4.6. Maintain The Use Assessment Program

Farms, forests, undeveloped land and certain other privately-owned properties contribute to the overall character of Westport. If these properties were assessed on the basis of their “fair market value,” many of these properties would be inclined to sell and it is possible that the property would be developed and these uses would be lost.

Westport should continue to utilize the “use value assessment” program as authorized by Connecticut General Statutes (CGS) Section 12-107 (also known as Public Act 490) in order to retain land that provides the community with farming, scenic views, less development, and fiscal and other benefits.

The “farm” and “forest” components of Public Act 490 are subject to State guidelines and conditions. On the other hand, the “open space” component is based on criteria as designated in the municipal POCD and adopted by the legislative body. Since the open space use assessment program was adopted by Westport (in 1971), it has been utilized by several properties and the POCD recommends this program continue to be made available to properties which can demonstrate that the use assessment program would:

- maintain and enhance the conservation of natural or scenic resources,
- protect natural streams or water supply,
- promote conservation of soils, wetlands, beaches or tidal marshes,
- enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open spaces,
- enhance public recreation opportunities,
- preserve historic sites, or
- promote orderly urban or suburban development;

Farm / Forest Assessment

Farm Land - Under the PA 490 program, the assessor may designate land for farm use assessment based on an application by the owner and after considering such factors as:

- the overall acreage,
- the portion actually used for agricultural operations,
- the gross income derived,
- the nature and value of the equipment used in connection there-with, and
- other factors.

Forest Land - Under the PA 490 program, the assessor must designate land for forest land use assessment based on an application by the owner and a demonstration of compliance with the criteria:

- at least 25 acres of land (in one or more tracts), and
- bearing tree growth that conforms to the forest stocking, distribution and condition standards established by the State Forester.

A. USE ASSESSMENT	Leader	Partners
1. Continue to utilize the “use value assessment” program as authorized by CGS 12-107 (also known as Public Act 490).	Staff	
2. Continue to make the “open space use assessment” program available to properties currently enrolled and to other properties which can demonstrate that they meet the criteria stated in this POCD.	Staff	RTM
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4.7. Encourage Community Events

Unique facilities such as public and private arts and theater facilities and organizations add immeasurably to the overall ambience and quality of life in Westport. Efforts to develop, improve, and maintain performance and exhibition facilities should be supported and encouraged in order to enhance the overall community.

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport should have more community events and activities.

Strongly agree	12%
Agree	48%
Not sure	14%
Disagree	24%
Strongly disagree	3%

Similarly, the unique events that occur in Westport such as sports events, concerts at the Levitt Pavilion, First Night on New Year’s Eve, and festivals and events sponsored by private organizations help support the overall concept of community and the shared experience of living in Westport. These types of facilities, programs and events should be supported and encouraged in order to enhance vibrancy and connections amongst residents in the community. The governmental, volunteer, and non-profit organizations which help make all of this happen should be supported and encouraged.

Use of Town land for Levitt Pavilion, the outdoor concert / entertainment venue overlooking the Saugatuck River, should continue to be supported.

A. COMMUNITY EVENTS	Leader	Partners
1. Continue to support and encourage facilities for the arts and theater, both public and private.	Town	
2. Continue to support events consistent with the principles of the POCD that bring the community together (such as sports events, concerts at the Levitt Pavilion, plays at the theaters, First Night, holiday fireworks, and those sponsored by private entities).	Town	
3. Encourage events to continue to strengthen town-wide and neighborhood sense of community.	Town	
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Levitt Pavilion Concert



First Night Celebration



PRESERVE OPEN SPACE

5

5.1. Overview

Open space helps protect natural resources; provide flood storage, wildlife habitat, and tree canopy; enhance overall community appearance; and enhance the quality of life of residents and visitors.

Westport residents value the preserved open space areas that add to the overall beauty of the community and want to:

- maintain the open space areas we have,
- add more open space areas as opportunities arise, and
- seek to interconnect open space areas and improve access to Long Island Sound and the Saugatuck River.

The POCD recommends that efforts to preserve open space be continued and enhanced. In addition, the POCD recommends that opportunities to provide access to Long Island Sound and the Saugatuck River and between open space areas be enhanced.



Preserving open space will help make Westport a more sustainable community by retaining natural spaces and sustaining environmental health.

Goal

Preserve and enhance open space and create meaningful connections to, within, and between open space areas.

Compo Beach



Possible Open Space Framework

Preserved Open Space

Land that is permanently protected for conservation or open space through ownership, deed restrictions or regulations that restrict development to recreation.

Examples:

- Compo Beach
- Aspetuck Land Trust
- Cockenoe Island



Managed Open Space

Land that provides open space benefits but is not permanently protected. May include land used for recreational purposes (such as a golf club) or water utility lands or other purposes (such as cemeteries).

Examples:

- Birchwood Country Club
- Willowbrook Cemetery
- Earthplace
- Hunt Club



Municipal Facility / Institutional

Land that is used for a municipal facility or institution but *may* be eligible to be part of an open space greenway system under the right circumstances.

Examples:

- Staples High School
- Saint Luke's Church



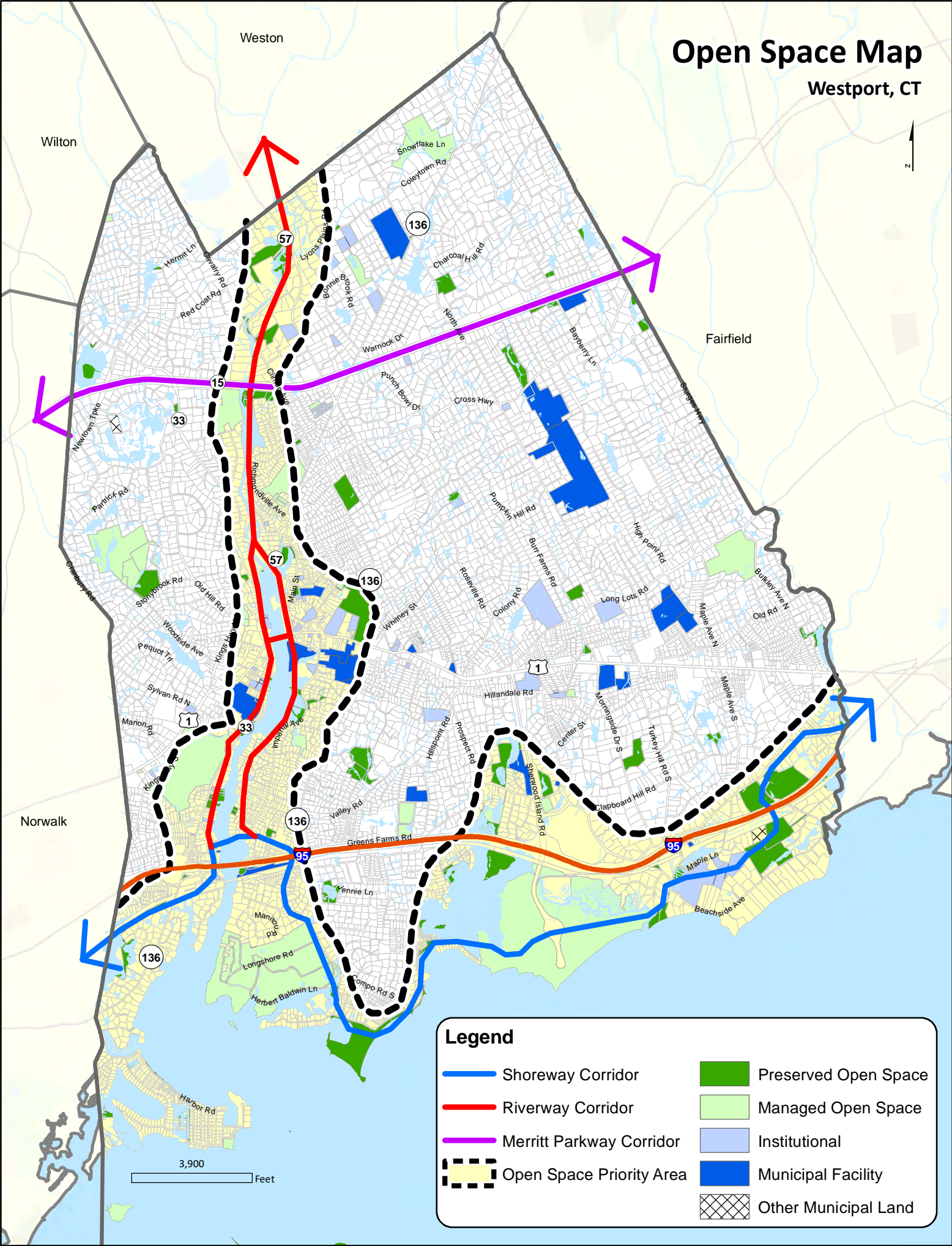
Open Space Priority Area

The area which should be a high priority for trail establishment and/or open space preservation if (or when) opportunities arise in order to take advantage of waterfront proximity or create the establishment of a "shoreway" or "riverway."












Open Space Map

Westport, CT



Legend

 Shoreway Corridor	 Preserved Open Space
 Riverway Corridor	 Managed Open Space
 Merritt Parkway Corridor	 Institutional
 Open Space Priority Area	 Municipal Facility
	 Other Municipal Land

3,900 Feet

Open Space Challenge

In 1997, the Connecticut General Assembly set a goal of preserving 21 percent of the land area of Connecticut for open space for public recreation and natural resource conservation and preservation.

Attaining this goal was split between the State (10 percent) and non-State entities such as municipalities, private non-profit land conservation organizations, and water utilities (11 percent).

Unfortunately, Westport falls well below this goal.

According to a preliminary compilation of open space for communities across the state, Westport was credited with 6.2 percent open space, well below the State average and well below adjacent communities (except for Norwalk).

As a result, Westport needs to retain the open space it has and preserve more when opportunities arise.

5.2. Maintain Existing Open Spaces

Maintenance of existing open space is an important issue in two respects.

First, the Town worked hard over the years to acquire and preserve open spaces and residents feel these areas could be managed better. Time and attention should be devoted to maintaining open space properties and avoiding illegal dumping and other infringements.

Second, land already preserved as open space should be kept as open space rather than used for other purposes. Only when there is no alternative should the Town consider developing its public open spaces. This policy is based on the principle that once open space is developed, it is lost forever. It may make sense to consider disposition of some small parcels that are not part of an open space system. Westport should retain, protect, and maintain significant parcels it has already preserved.

In addition, management “plans” for each open space area should be considered. These need not be elaborate documents but should include:

- a basic inventory of the parcel(s),
- a simple assessment of the opportunities and issues, and
- strategies to address them.

A. OVERALL		Leader	Partners
1.	Maintain existing open space areas in terms of basic attention and upkeep.	Town PZC	PW PRC ALT
<input type="checkbox"/>	a. Maintain and update the open space inventory and categorization framework.	PZC	CC ALT
<input type="checkbox"/>	b. Prepare management “plans” for existing open space areas.	PZC PRC	CC
<input type="checkbox"/>	c. Continue to investigate using the Open Space and Recreational District (DOSRD) to help preserve open space lands.	PZC	
<input type="checkbox"/>	d. Consider ways to discourage homeowners from encroaching on open space areas.	PZC	
2.	Provide adequate funds to maintain and enhance open space areas.	BOS	BOF RTM
3.	Explore other options before existing open space areas are used for other purposes.	PZC	
4.	Discourage the use of open space areas for other purposes simply because the land is there.	PZC	
<input type="checkbox"/>	a. Consider zoning open space parcels as “park” zones in order to preserve them as open space.	PZC	
		<i>Code legend is on inside back cover</i>	

5.3. Improve Open Space Access / Connectivity

The POCD encourages the use of open space areas by residents. Increasing the awareness of open space parcels is an important part of this effort.

The POCD also recommends that, over the long term, Westport strive to:

- enhance access to Long Island Sound and create a “shoreway” along and near Long Island Sound with interconnected pathways / trails, and
- enhance access to the Saugatuck River and create a “riverway” along and near the Saugatuck River with interconnected pathways / trails.

Connections to and along Long Island Sound and the Saugatuck River will help Westport take advantage of two of the most incredible resources in the region and perhaps the state. The connections to and along waterways build on the resources most prized by residents and seek ways to make them even better. In the on-line survey, 71 percent agreed that Westport should do more to enhance access and use of the Saugatuck River. Similar support was shown in the survey conducted as part of the 2007 POCD.



In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport should do more to enhance access and use of the Saugatuck River.

Strongly agree	40%
Agree	31%
Not sure	11%
Disagree	13%
Strongly disagree	5%

A. OVERALL	Leader	Partners
1. Increase awareness of open space and encourage Westport residents to use and enjoy open space areas in accordance with their intended purpose.	Town	PRC CC ALT
<input type="checkbox"/> a. Identify open space parcels with a simple plaque and, as appropriate, provide parking and facilities for their designated uses.	Town	PRC CC ALT
2. Enhance access to Long Island Sound.	Town	PRC PZC RTM
3. Enhance access to the Saugatuck River.	Town	PRC PZC RTM
4. Over the long term, strive to create interconnections / pathways / trails in three key areas: <ul style="list-style-type: none"> • a “shoreway” along and near Long Island Sound, and • a “riverway” along and near the Saugatuck River. 	Town PZC	CC ALT
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In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport should seek to acquire more land for open space and parks.

Strongly agree	37%
Agree	38%
Not sure	6%
Disagree	15%
Strongly disagree	4%

5.4. Seek To Acquire And Preserve More Open Space

In the on-line survey, 75 percent of participants agreed that Westport should seek to acquire more land for open space and parks. As opportunities arise, Westport should strive to acquire more open space in order to maintain and enhance community character. This can happen through:

- Dedication of land (or provision of a fee-in-lieu of open space) as part of a residential subdivision or other type of development.
- Depositing funds into a municipal Open Space Fund so that monies will be there if needed on short notice.
- Seeking State grants for qualifying open space purchases.
- Cooperating with land trusts and other conservation organizations.

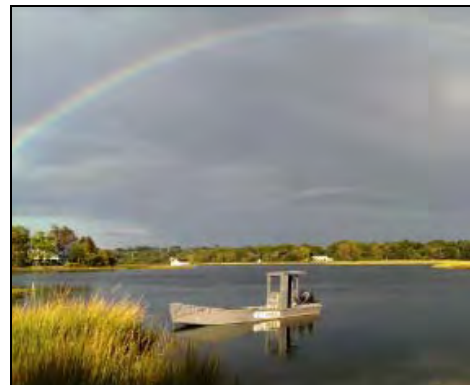
Westport should remain vigilant and aware of potential open space opportunities and be prepared to respond.

A. ACQUISITION / PRESERVATION		Leader	Partners
1.	As opportunities arise, acquire more open space in order to maintain and enhance community character.	Town	LAC ALT
2.	As opportunities arise, obtain land or access rights to support the "shoreway" / "riverway" vision (pocket parks, water access, parking areas, etc.) along Long Island Sound and the Saugatuck River. (see Section 5.3 of the POCD)	Town	PZC RTM
3.	Continue to work with land trusts and other conservation-related organizations on the preservation of open space in Westport.	Town	CC
4.	Explore other options for preserving open space areas before they are used for other purposes.	Town	CC
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Sherwood Island State Park



Sherwood Mill Pond



MANAGE COASTAL AREAS

6

6.1. Overview

Westport has an incredibly beautiful coastal area and, as a result, considerable pressure for coastal development. An appropriate balance needs to be maintained between protecting coastal resources and managing coastal development.

Long Island Sound has been officially designated as an estuary of national significance. The Sound is a predominant natural feature and community asset in Westport. It provides the Town with unique beauty, natural habitat and recreation opportunities. Clean water, clean beaches and a healthy ecosystem are a regional vision for Long Island Sound.



Westport will be a more sustainable and resilient community by protecting the fragile ecology of coastal areas and supporting one of the community's greatest assets; while mitigating the risks of sea level rise and extreme weather events.

Goal

Preserve coastal resources and carefully manage development in coastal areas.

Long Island Sound



Sherwood Mill Pond



Coastal Management Act

The Planning and Zoning Commission administers the coastal management provisions of the Connecticut General Statutes (CGS Section 22a-90 et seq.) in order to:

- preserve and enhance coastal resources,
- ensure prudent management with regard to development, preservation or use of the land and water resources of the coastal area,
- resolve conflicts between competing uses,
- consider the potential impact of a rise in sea level, coastal flooding and erosion patterns,
- encourage public access to the waters of Long Island Sound, as appropriate, and
- coordinate planning and regulatory activities of public agencies.

6.2. Protect Coastal Resources

Coastal areas contain a number of significant resources which must be protected.

Concerns associated with the coastal resources include polluted run-off, nutrient enrichment, and sedimentation from land-based activities affecting a variety of activities in several key areas:

- the Saugatuck River,
- Sherwood Mill Pond,
- Bermuda Lagoon,
- Sasco Creek / Sasco Pond / Sasco River, and
- Long Island Sound (including local shellfish beds).

There is also need for:

- flood hazard mitigation, and
- tidal wetlands habitat protection.

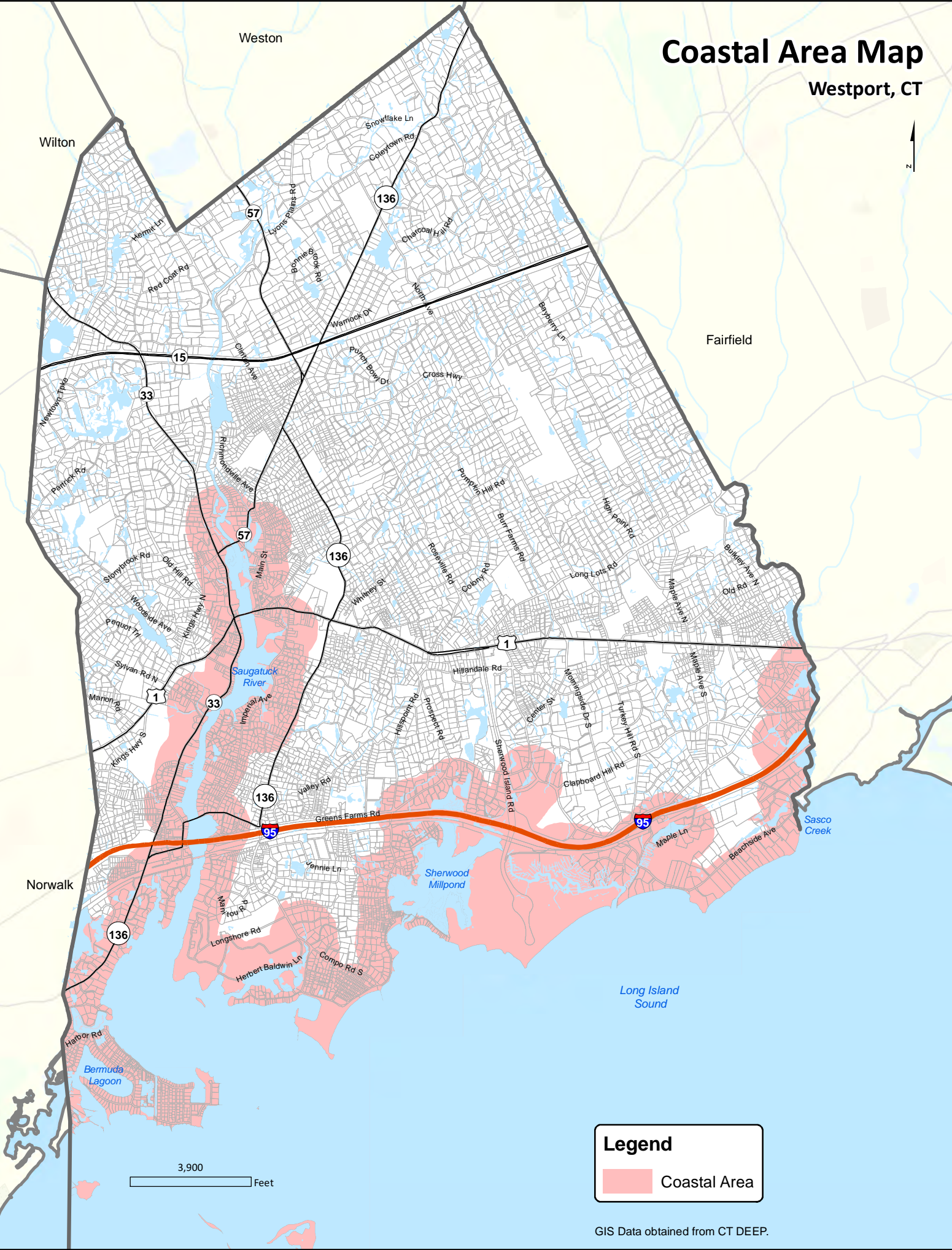
Improving water quality (also discussed in Chapter 7 – Protect Natural Resources) is an important strategy for Westport since storm water runoff into coastal waters affects uses such as swimming and affects resources such as shellfish, marine plants and organisms that keep the sound healthy. Runoff also increases sedimentation of navigation channels and other shallow waters.

Tidal wetlands areas should continue to be protected through acquisition and the use of vegetated buffers and conservation easements in order to better protect them from runoff, erosion, construction, and other potential adverse impacts.


A. COASTAL RESOURCE PROTECTION	Leader	Partners
1. Continue programs and activities that help protect coastal resources, including requiring coastal buffers.	PZC	CC
2. Seek to prevent or mitigate coastal degradation from erosion, sedimentation, and wildlife (Canada Geese).	Town	FECB SCPC SMPC CC PRC
3. Seek to reverse the damage caused by siltation, water pollution and invasive species in tidal wetlands and other coastal resource areas.	Town	CC FECB SCPC SMPC
4. Support educational programs about coastal resources and the impact of non-point source pollution on the viability of Long Island Sound and its use for recreation and fishing.	CC	WWHD FECB SCPC SMPC
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Coastal Area Map

Westport, CT



Legend

 Coastal Area

GIS Data obtained from CT DEEP.



In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport is doing enough to prepare for possible sea level rise.

Strongly agree	4%
Agree	21%
Not sure	28%
Disagree	36%
Strongly disagree	11%

6.3. Evaluate The Implications Of Sea Level Rise

Sea level rise is a scenario which is unprecedented in recent history and for which there is little public policy guidance. The key issue Westport needs to consider is what the implications will be as sea level rise happens.

Since Westport is a coastal community, sea level rise will affect many properties in town, both directly and indirectly. How to respond to the issues of sea level rise depends, in part, on the magnitude of the increase or the probability that the sea will rise by a given magnitude. The graphics on the facing page outline some scenarios of sea level rise (and potential storm surge) so that the implications can be discussed.

In the on-line survey, 47 percent of participants did not agree that Westport is doing enough to prepare for possible sea level rise. The policy approaches may differ for public facilities and private properties:

- **Public Facilities** – Westport may wish to consider armoring key facilities (such as the Water Pollution Control Facility) and adapting other facilities over time (such as Longshore and Compo Beach).
- **Private Properties** – Westport should continue to promote and encourage property owners to elevate structures above the minimum FEMA requirements in order to extend the useful life of habitable structures.

A. SEA LEVEL RISE	Leader	Partners
1. Continue to monitor information on local sea level rise.	Town	
2. Evaluate how to best adapt public facilities for the implications of sea level rise to best balance public health, safety, and welfare. (also see Section 11.3)	Town	PW
3. Evaluate how private property owners might best prepare for the implications of local sea level rise and adapt over time.	Town	CC
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House Elevated To Flood Height



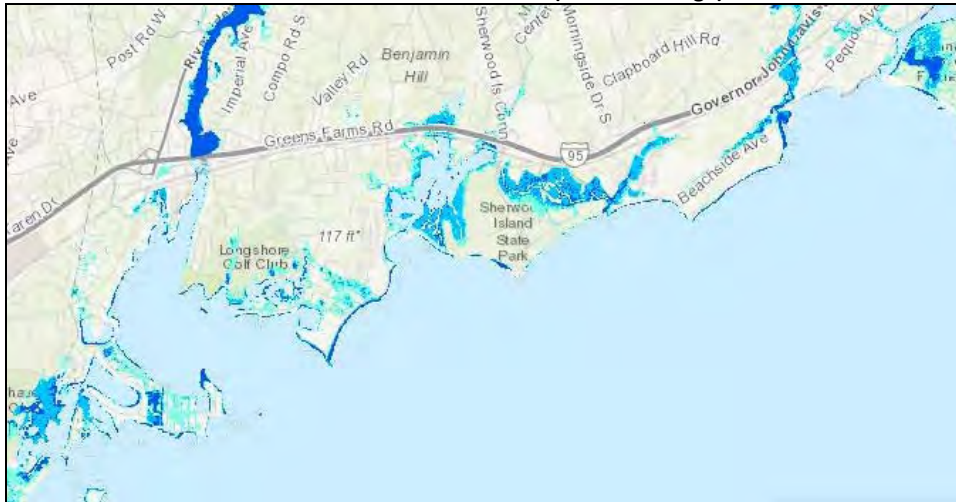
Rising Water At Post Road Bridge



2020 – Category 2 Storm Surge



2080 – Medium Sea Level Rise (No Storm Surge)



2080 – Medium Sea Level Rise / Category 2 Storm Surge



All imagery from www.coastalresilience.org

Environmental Remediation

There has been some hesitancy by the Army Corps of Engineers to dredge the Saugatuck River since doing so might disturb sediments in the river that contain pollutants from years of upstream activities. In addition, drainage from I-95 and the Mero-North railroad have contributed to this situation.

However, the fact that pollutants may be in the sediments should not be a reason to delay moving forward with dredging and remediating the pollution that will otherwise remain there for years to come.

The sediments should be treated appropriately to remove pollutants and any other associated issues (ocean dumping, dewatering for upland disposal, lack of land area for staging, etc.) should be dealt with but the removal of the sediments should occur.

To reduce pollution from I-95 and the Metro-North railroad, scuppers should be placed on both bridges to divert the runoff to land where it can be effectively treated before being discharged to the river.

6.4. Dredge The Saugatuck River

Decades of development in the Saugatuck River watershed has caused significant sediment accumulation in the river segment below Canal Street in Westport. Where once the river supported maritime trade from Saugatuck to Westport Center, there are now times when portions of the river are no longer navigable.

A dredging project by the Army Corps of Engineers from Long Island Sound to the Post Road bridge (Route 1) has been under discussion for many years. Delays have occurred while permitting and funding are being finalized.

The Saugatuck River is a significant community asset and this asset value could be enhanced if it supported maritime traffic and recreational boating. Westport should continue to seek the necessary approvals and funding to complete this project.

A. SAUGATUCK RIVER		Leader	Partners
1. Continue to encourage the Army Corps of Engineers to dredge the Saugatuck River channel to Canal Street (or the Route 1 bridge).		Town	HC/HM
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Saugatuck Waterfront



Michael Cammeyer

6.5. Enhance Coastal Access

In a coastal community like Westport, coastal access is a consideration in three key ways:

- scenic views and visual access (see Chapter 4 – Maintain and Enhance Community Character),
- pedestrian / recreational access, and
- boating access.

The Town has some waterfront properties (such as Compo Beach) that provide pedestrian and recreational access. Through the coastal site plan review process, the Town seeks to obtain additional public access to Long Island Sound, the Saugatuck River, and other water bodies. These efforts should continue.

There is demand for additional dock and mooring space for boats and the Boating Advisory Committee should be encouraged to continue seeking ways to address this need.

The POCD recommends that coastal access be preserved, maintained, expanded, and enhanced in as many ways as possible.

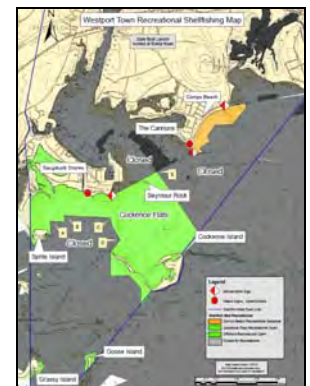
A. COASTAL ACCESS	Leader	Partners
1. Improve physical access for people to Long Island Sound, the Saugatuck River, Sherwood Mill Pond, and other coastal resource areas.	Town	BAC
2. Continue to obtain public access to coastal resources as a condition of coastal site plan approval (as per Section 31-10.7.4 of the Zoning regulations).	PZC	
3. Require and enforce long-term maintenance of privately-constructed public access areas to coastal resources as a condition of coastal site plan approval.	PZC	
4. Seek to facilitate recreational fishing and shell-fishing by residents.	Town	PRC SC
5. Support the Shellfish Commission's efforts to manage shellfish resources and public access to shellfish beds.	Town	SC
6. Seek to improve water access and associated facilities (launching facilities, mooring spaces, docking facilities, etc.) for recreational boating.	HC/HM	
7. Maintain the Harbor Committee in order to provide advice on boating issues which might arise.	Town	HC/HM
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Shell-Fishing Access

Recreational shell-fishing is one of the opportunities that exists in coastal communities and maintaining and enhancing coastal access so this can occur (when permitted) is important.

The Westport Shellfish Commission's management of this resource will ensure healthy shellfish beds while providing public access to these beds wherever possible, limited only to control depletion and to protect public health.

A map of the shellfish beds in Westport is available on the Town website.



Coastal Management Act

The Coastal Area Management Act states:

“The coastal area is rich in a variety of natural, economic, recreational, cultural and aesthetic resources, but the full realization of their value can be achieved only by encouraging further development in suitable areas and by protecting those areas unsuited to development”.

The first goal of the act is:

“To insure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth.”

6.6. Manage Development Activities In Coastal Areas

The Coastal Area Management Act, established in 1979 as part of the Connecticut General Statutes, was created to protect Long Island Sound and encourage water dependent uses (see sidebar). Westport’s zoning regulations follow the Coastal Management Act guidelines in the designated coastal area.

In terms of erosion potential from wave action and flooding, the Plan recommends that new projects be required to provide non-structural solutions in the coastal area as opposed to groins, seawalls, revetments, etc. A comprehensive study should be undertaken in concert with state and federal agencies to recommend specific strategies for effective erosion abatement.

A. COASTAL DEVELOPMENT		Leader	Partners
1.	Limit intensification or expansion of development in coastal areas where it is not consistent with current environmental standards or coastal area flood safety standards.	PZC	
2.	Minimize the amount and intensity of development in coastal “V” flood zones.	PZC	
3.	Eliminate new non-water dependent development from FEMA-designated coastal high hazard “V” flood zones.	PZC	
4.	For structures in the “V” flood zones destroyed by storms, only allow new structures that meet current “V” zone construction standards.	PZC	
5.	Promote non-structural activities in the coastal area as opposed to groins, seawalls, revetments, etc.	PZC	
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PROTECT NATURAL RESOURCES



7.1. Overview

One of the themes which has run through Westport Plans for many years has been the desire to protect the natural environment and preserve the overall character of the community. This Plan is no different.

Even though participants in the on-line survey generally agreed that Westport was doing a good job protecting natural resources and the environment, these efforts must continue. Westport must be vigilant and responsive in terms of protecting these important components of environmental health and community character. Westport should continue efforts to protect its natural resources in recognition of the contribution that a diversity of plants and wildlife, healthy water resources, and healthy air quality, brings to the community



Protecting natural resources will help make Westport a more sustainable community by preserving and conserving resources important to environmental health.

Goal

Protect natural resources and preserve and enhance the quality of the environment in Westport.

Tidal Wetland



Inland Wetland



Water Quality Protection

In addition to the Town, other organizations that are concerned about water quality include:

- Saugatuck River Watershed Partnership.
- Saugatuck River Watershed Association.
- Connecticut Department of Energy and Environmental Protection.
- Westport / Weston Health District.
- Aspetuck Land Trust.
- Earthplace.
- Harbor Watch.

Water Quantity

Water quantity is also an important consideration. Westport and other communities in lower Fairfield County have experienced water shortages at times and climate models suggest this will also be an important consideration in the future

7.2. Protect Water Resources and Water Quality

Protection and improvement of water quality is the most important natural resource protection priority for Westport today. Rivers, streams, lakes, ponds, wetlands, tidal marshes, vernal pools and aquifers contribute enormously to the overall health and quality of life in Westport, and stormwater pollution poses one of the greatest threats to this invaluable resource.

Stormwater runoff results from rain water that runs off impervious surfaces, such as rooftops, paved streets, parking lots and saturated ground, transporting contaminants such as motor oil, antifreeze, pesticides, fertilizers and sediment (and occasionally other nutrients or pathogens from septic systems) as it flows into drainage pipes until it is released, untreated, into local waterbodies. Runoff from the Interstate 95 Bridge directly into the Saugatuck River is a good example of how water quality can be negatively affected.

Through the Municipal Separate Storm Sewer Systems (MS4) general permit, the Department of Energy and Environmental Protection (DEEP) requires the Town of Westport to regulate the discharge of stormwater. This permit requires significant changes in how Westport addresses stormwater runoff.

In order to comply with State stormwater mandates, the Town of Westport's Land Use departments should pursue the coordinated review and oversight of projects involving land disturbance to guide applicants on MS4 permit requirements including, but not limited to the integration of low impact development (LID) and MS4 best management practices. Public education and outreach is one of six minimum control measures that should also become the focus of Westport's Land Use Departments. This will engage the public to assist in compliance with both state and federal stormwater management mandates.

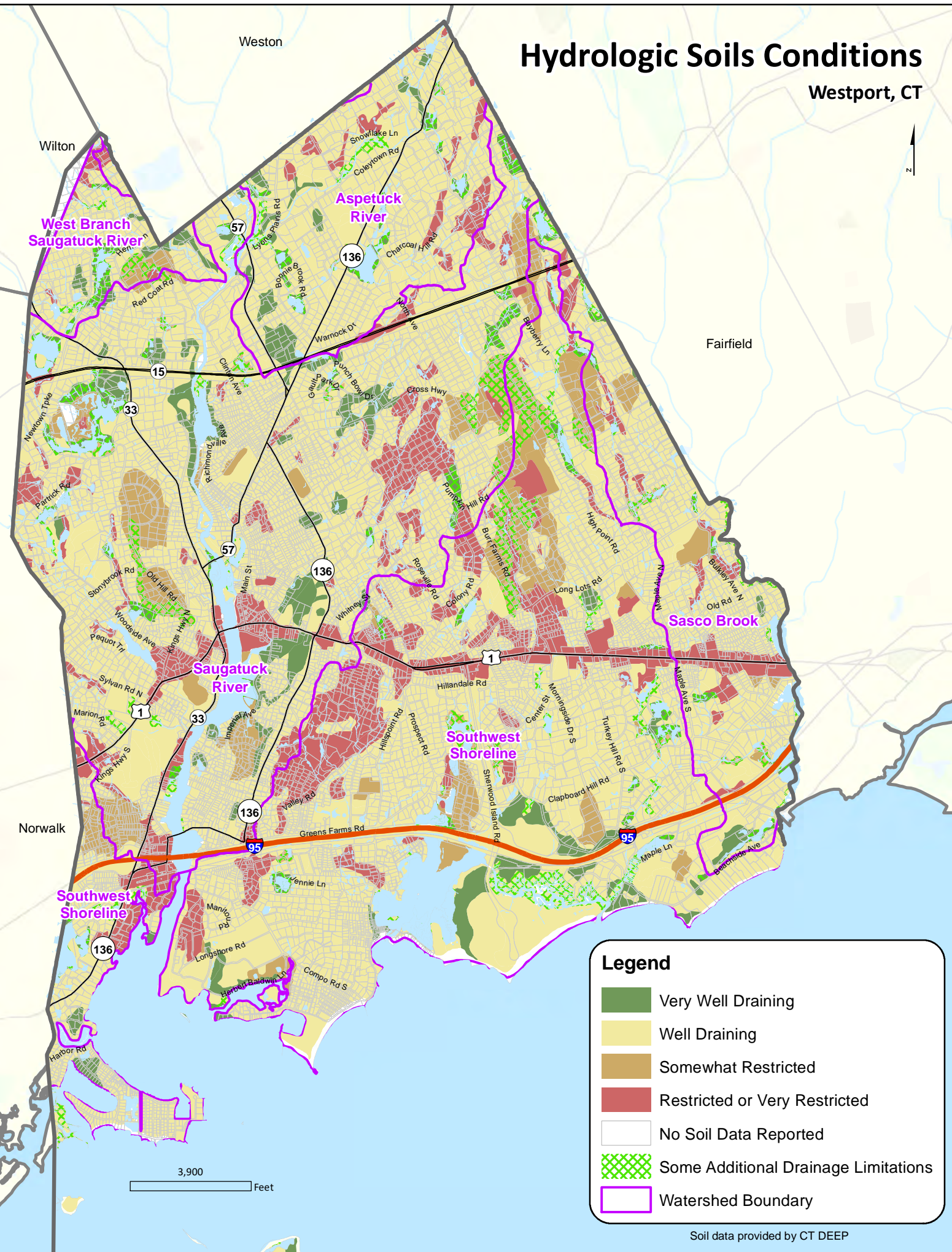
The map on the facing page identifies the "hydrologic soil classification" of different soils in Westport. Soils which are better draining are more conducive to infiltration. Soils which are less well-draining may signal areas where stormwater runoff on individual properties may have a greater impact on neighboring properties and flooding of downstream areas since the water does not percolate into the ground and becomes surface flow.

Water Quality Investigation



Hydrologic Soils Conditions

Westport, CT



Legend

- Very Well Draining
- Well Draining
- Somewhat Restricted
- Restricted or Very Restricted
- No Soil Data Reported
- Some Additional Drainage Limitations
- Watershed Boundary

Soil data provided by CT DEEP

Water Quality Protection

Some of the most significant impacts to water quality come from the cumulative effects of what sometimes seem to be insignificant activities:

- Application of pesticides and fertilizers.
- Poorly maintained or failing septic systems.
- Use of road salt and other de-icing solutions.

Some of Westport’s watercourses have high levels of nutrients and bacteria (indicative of sewage pollution). This contributes to low dissolved oxygen levels in these watercourses and in Long Island Sound, compromising habitat for critical species. To help improve the health of the watersheds and the Sound, Westport and surrounding communities should continue to quantify and reduce pollution inputs within these watersheds.

Westport should continue to seek ways to minimize or discourage these types of actions that affect local water quality. Since Westport is at the lower end of regional watersheds (and local pollution may also be coming from upstream activities), Westport should try to discourage these types of actions on a regional basis also.

A. WATER QUALITY		Leader	Partners
1.	Continue to protect water resources and water quality.	CC	WWHD APA
<input type="checkbox"/>	a. Establish measureable goals for water quality.	CC	
<input type="checkbox"/>	b. Revisit the need for Section 31-12 and Section 38 of the Zoning Regulations now that Aquifer Protection Areas have been established.	PZC	CC
<input type="checkbox"/>	c. Establish locations to measure the quality of water coming into Westport from upstream areas.	CC	WWHD
2.	Seek ways to get property owners to take responsibility for drainage on their own parcel.	CC	PZC WWHD
3.	Seek to reduce and/or control erosion and sedimentation from all sources (construction, winter sanding, etc.).	PZC	
4.	Promote the use of natural fertilizers and integrated pest management strategies to reduce water pollution.	CC	WWHD AWC
<input type="checkbox"/>	a. Consider the need for an ordinance to regulate the use of pesticides and fertilizers.	Town	
5.	Educate the community about the importance of protecting water resources and water quality.	CC	WWHD AWC
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Low Impact Development

Low-impact development (LID) is a term used to describe an approach to managing stormwater runoff. LID uses small-scale controls (like bio-retention basins, for example) to mimic the pre-development stormwater characteristics of a given area through infiltrating, filtering, storing, evaporating, and detaining runoff close to where the raindrop falls.

A Landscaped Island Used to Detain, Cleanse And Infiltrate Stormwater

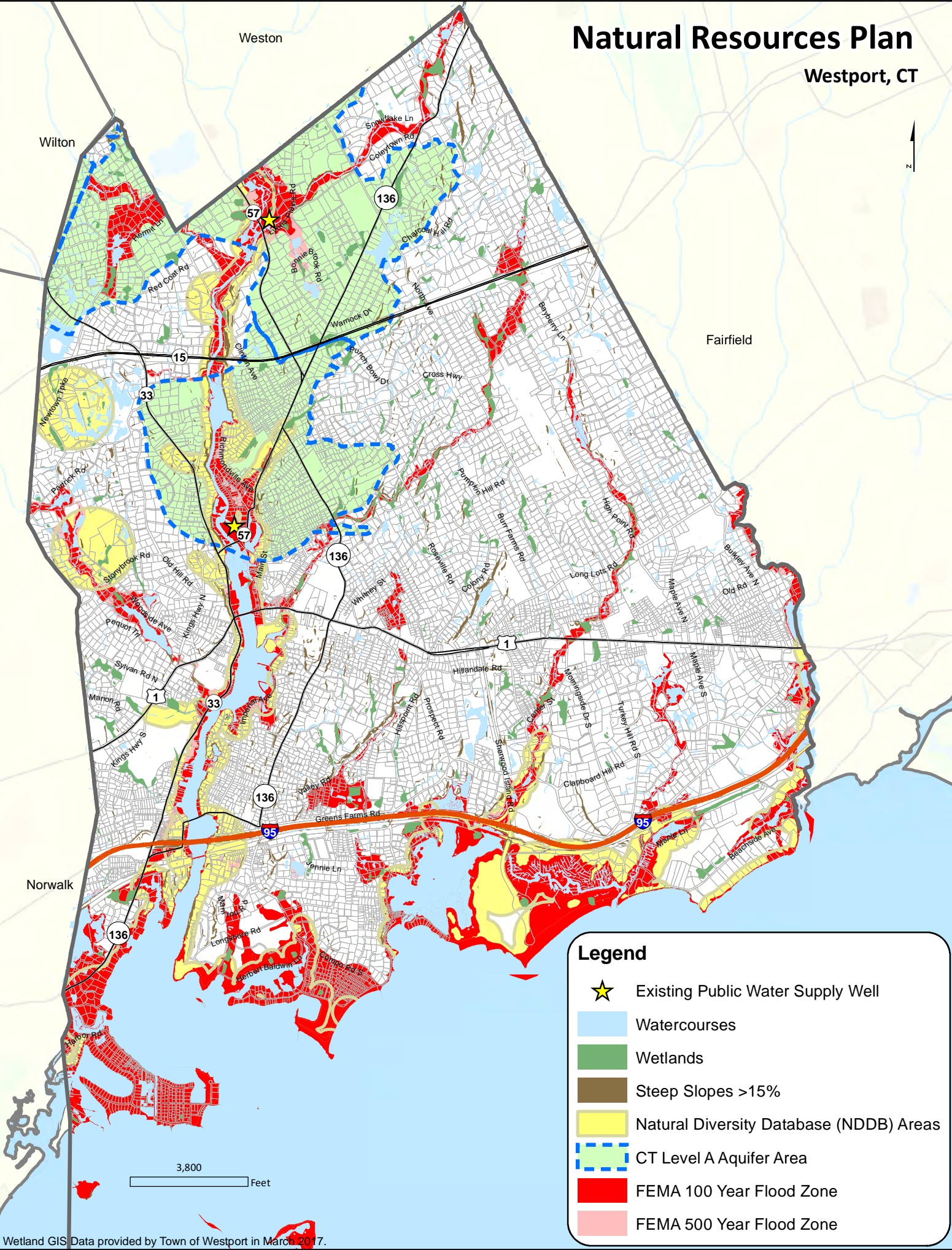


A Rain Garden On A Residential Property For Infiltrating Stormwater



Natural Resources Plan

Westport, CT



Legend

- ★ Existing Public Water Supply Well
- Watercourses
- Wetlands
- Steep Slopes >15%
- Natural Diversity Database (NDDB) Areas
- CT Level A Aquifer Area
- FEMA 100 Year Flood Zone
- FEMA 500 Year Flood Zone

Wetland GIS Data provided by Town of Westport in March 2017.



7.3. Protect Other Important Natural Resources

Natural resources in Westport should continue to be preserved and conserved due to their contribution to environmental health and community character. In the on-line survey, approximately 63 percent of participants agreed that Westport is doing a good job protecting natural resources and the environment.

It is important to note that preservation of open space (discussed in Chapter 5) also helps protect natural resources. These areas provide habitat for native animals and migratory birds, help recharge local aquifers, help protect water quality, and provide other environmental benefits.

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport is doing a good job protecting natural resources and the environment.

Strongly agree	10%
Agree	53%
Not sure	8%
Disagree	23%
Strongly disagree	6%

Resources For Preservation

Resources so important to environmental quality or community character that alterations to these areas should be avoided to the extent feasible.

- Watercourses / waterbodies
- Inland wetlands
- Tidal wetlands
- Very steep slopes (>25 percent)
- Inland "100-year" floodplain

Resources For Conservation

Resources where the overall environmental function or value could be conserved while activities occur within these areas in an environmentally sensitive way.

- Identified wellhead recharge areas
- Identified aquifers areas
- Areas of high groundwater availability
- Inland "500-year" floodplain
- Coastal floodplain areas
- Natural Diversity Database areas of rare, endangered, and threatened species and areas of unique features

A. NATURAL RESOURCES	Leader	Partners
1. Continue to <i>preserve</i> important natural resources.	PZC Town	CC
2. Continue to <i>conserve</i> other natural resources.	PZC Town	CC
3. Continue Westport's participation in the Community Rating System (CRS) flood insurance program.	Town	PZC
4. Continue to participate in the Saugatuck River Watershed Association and the Saugatuck River Watershed Partnership.	Town	PZC CC
5. Protect local aquifers from diversion of drinking water to commercial entities.	Town	PZC
6. Expand working relationships with Earthplace and the Aspetuck Land Trust.	Town	
7. Encourage preservation of diverse habitats and: <ul style="list-style-type: none"> • Discourage or prevent non-native species, and • Seek to remove invasive species. 	Town	PZC CC
8. Educate the community about protection and conservation of natural resources	CC	ALT
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MAINTAIN STRONG CENTERS WITH A SENSE OF PLACE

8

8.1. Overview

Westport has a remarkable downtown which serves at least two roles:

- the main activity center and focal point of the community in terms of civic and other functions, and
- a place that attracts many people from outside Westport due to its ambience and attractions.

The Saugatuck Center area is also an important part of Westport.

The overall goal of the POCD is to maintain and enhance the “sense of place” and economic strength of Downtown Westport and Saugatuck Center.



Maintaining and enhancing Downtown Westport and Saugatuck Center will help make Westport a more sustainable community by balancing social, economic, and environmental considerations in the community’s key gathering place.

Goal

Maintain and enhance strong centers with a “sense of place” in Westport.

Downtown



Saugatuck Center



Downtown Studies

- A 2001 study of the Downtown area by the firm of Buckhurst, Fish, and Jacquemart.
- A 2007 study for the Downtown Merchants Association by Milone & MacBroom.
- A 2014 Village District Study by FHI / Cecil Group which primarily looked at ways to maintain and enhance the overall “sense of place” within the Downtown area.
- a 2015 Downtown Master Plan by RBA Group which primarily looked at ways to enhance the “public realm” in the Downtown area.

8.2. Maintain and Enhance Downtown

As for prior Plans, this POCD strives to support, even facilitate, a dynamic, attractive, centrally focused yet expansive Downtown area with varied points of interest for community life.

Downtown has been studied extensively in the last 20 years or so (see sidebar) and, from these studies, the following general themes have emerged:

- Address traffic issues / challenges.
- Maintain and strengthen the economic vitality of Downtown.
- Encourage and facilitate pedestrian life and enhance the overall streetscape.
- Retain the scale of the current architecture.
- Address parking issues / challenges.
- Provide for improved access to the river.

These issues break down into two main components:

- Improving Downtown areas within the street right-of-way or beyond the control of private property owners (referred to in this Chapter as the “public realm”), and
- Guiding and managing activities on private properties or necessitated by private activities (referred to in this Chapter as the “private realm”).

Maintaining and enhancing Downtown will involve the participation of many people and organizations - the Planning and Zoning Commission, the Downtown Merchants Association, the Chamber of Commerce among other volunteer groups.

A. OVERALL DOWNTOWN	Leader	Partners
1. Address traffic issues / challenges in the Downtown area.	PD PW TA	PZC Town CT-DOT
2. Maintain and strengthen the economic vitality of Downtown.	Town	PZC
3. Encourage and facilitate pedestrian life and enhance the overall streetscape in the Downtown.	Town	PZC
4. Retain the scale of the current architecture.	PZC	ARB
5. Address parking issues / challenges in the Downtown area.	PZC Town	
6. Provide for improved access to the river.	Town	PZC
7. Support the establishment of a Special Services District if desired to help provide common services in the Downtown.	Town	DMA PZC BOF PIC
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8.3. Improve Downtown’s “Public Realm”

In 2015, the Town of Westport continued its efforts with regard to maintaining and enhancing Downtown by undertaking a comprehensive study of the area (the Downtown Master Plan). The report is a summary of possible strategies for the future of the Downtown and provides an overall view of how some things could be accomplished as part of improving the “public realm” in the Downtown area.

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

We have enough parking in Downtown Westport.

Strongly agree	6%
Agree	40%
Not sure	4%
Disagree	32%
Strongly disagree	17%

The sidewalks and pedestrian areas in Downtown are adequate.

Strongly agree	14%
Agree	49%
Not sure	1%
Disagree	25%
Strongly disagree	12%

Through the multi-faceted public outreach process, the study found that participants wanted to:

- maintain a “small town” character,
- focus on a downtown for Westport residents, and
- implement strategies in a fiscally- and environmentally-responsible way.

The study looked at a number of areas in and near the Downtown and considered a variety of ideas submitted by residents and other participants in the process. These concepts were organized around four main themes:

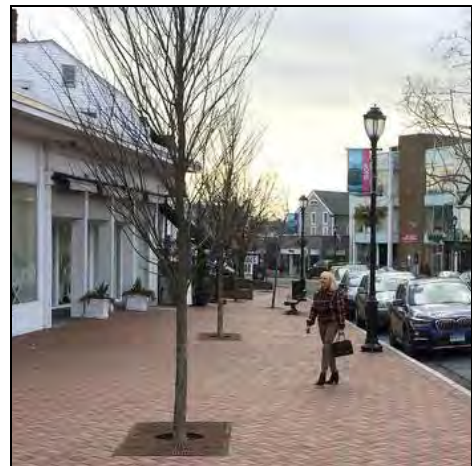
- **Places** - enhance and activate public open spaces, improve streetscape and landscape attractiveness, and enhance connections between key Downtown destinations.
- **Mobility** - enhance pedestrian connections, walkways, and bike paths.
- **Parking** - improve traffic flow and parking management.
- **Water** - reclaim and enhance riverfront access, views, and walkways.

Then, the various ideas and strategies were evaluated and organized into short-term, mid-term, and long-term approaches to the public realm. A more complete description of the strategies and recommendations can be found in the report. Each strategy or recommendation in the study is not to be construed as being endorsed by the Planning and Zoning Commission or the POCD. Each strategy or recommendation will need to be reviewed on its own merits by the Planning and Zoning Commission at the appropriate time.

Downtown



Downtown



The relocation and renovation of the Kemper-Gunn house is an excellent example of adaptive reuse and historic preservation of a historic building.

Kemper-Gunn House



The “village district” (as discussed on page 65) can be an important framework to ensuring that the distinctive character, landscape and historic value of the “public realm” in the Downtown area is protected and preserved.

A. PUBLIC REALM	Leader	Partners
1. Refer to the Downtown Westport Master Plan study as a potential guide to improving the public realm in Downtown Westport.	Town	PZC DMA PW
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Enhance Wayfinding

Westport should seek to build on and enhance its existing wayfinding system, both in the Downtown area and in other parts of the community. While people can use GPS and smartphones to navigate to specific destinations, wayfinding can help them locate parking, shops, restaurants, and other amenities while they are here.

A Wayfinding-Type System





8.4. Manage Downtown’s “Private Realm”

What happens on private property in Downtown Westport is as important as what happens within the public realm. Both activities must support each other in a symbiotic relationship.

Types of Uses

The market study conducted as part of the Downtown Westport Master Plan found that half of all retail establishments in Westport are apparel-related, including jewelry stores. While such retailers certainly attract Westport residents, this number of businesses and amount of floor area is mostly supported by customers from outside Westport. While there is market demand for some specialty stores, the supply of space is limited and so the market demand (perhaps up to 78,000 SF) is unrealized.

The retail landscape is changing in other ways. Downtown must now also compete with on-line shopping. When people focus only on the cost of item or want a broader selection of a particular item or do not value the “experiential” aspect of retail offered by an area like Downtown Westport, they may gravitate towards an on-line source. This will pose challenges for Downtown Westport and other places like it in the future. Westport should continue to enhance the “experiential” retail environment it already has.

The key issue for Westport going forward will be to attract and retain a mix of uses (retail, restaurant, entertainment, recreation, etc.) with a variety of scopes (national, regional, local) that will distinguish Westport from other areas and continue to make Downtown relevant and attractive. This may involve new types of uses that extend the activity period in the Downtown area.

Housing is encouraged in the Downtown area in order to extend the activity period and help support an active mixed-use area. First floor retail uses should be maintained in mixed use buildings in order to maintain an inviting streetscape. Any development or redevelopment should maintain an appropriate character and scale in accordance with the village district controls.

Size of Establishments

Maintaining the character and scale of Downtown Westport is important to the community. Section 29-5 of the Zoning Regulations limits buildings and structure to two (2) stories and a height of either twenty-five (25) feet to the top of a flat roof or thirty (30) feet to the mid-point of a pitched roof. Section 29-8 of the Zoning Regulations limits buildings and single establishments to 10,000 square feet of floor area as an absolute limit. These regulations should be maintained.

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

We need more stores in Downtown Westport.

Strongly agree	6%
Agree	22%
Not sure	4%
Disagree	44%
Strongly disagree	23%

We need more housing in and near Downtown.

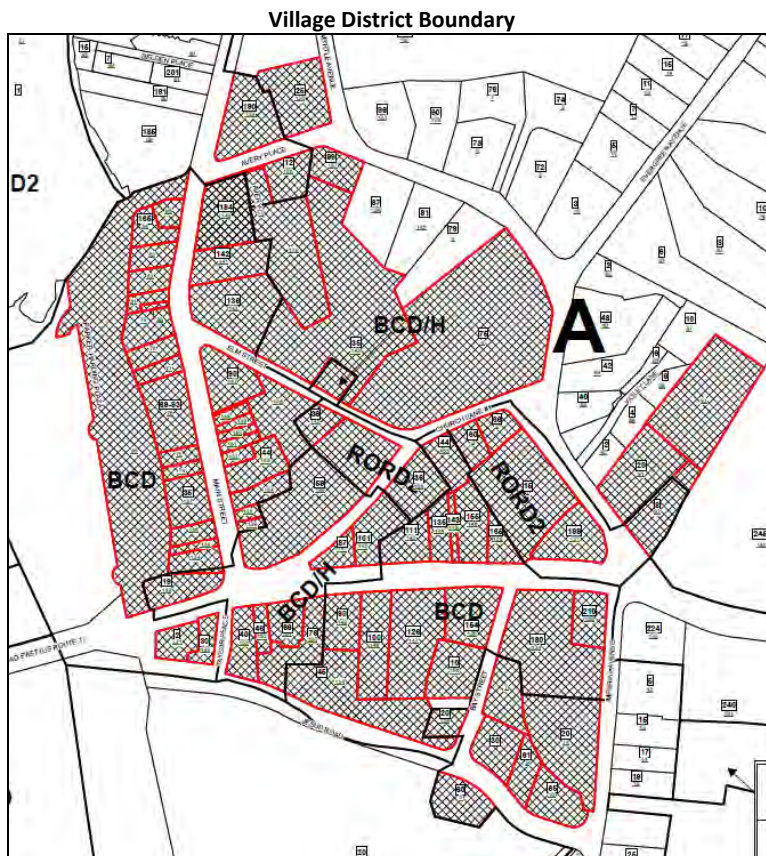
Strongly agree	17%
Agree	28%
Not sure	13%
Disagree	29%
Strongly disagree	12%

Design of Buildings

Downtown Westport is an important community asset and the design, placement, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view all contribute to the overall attractiveness of the Downtown area. It is important that:

- the distinctive character, landscape and historic value of the Downtown area be protected and preserved, and
- any new development occurs in a way that protects and enhances the character of the Downtown area.

The Planning and Zoning Commission established a “village district” (as authorized by CGS Section 8-2j) in 2017 in order to help do this. A “village district” includes specific regulations and design principles / standards to protect the distinctive character, landscape and historic structures within the district by regulating new construction and substantial reconstruction or rehabilitation of properties within the district and in view from public roadways (including the Saugatuck River).



In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

In Downtown, it would be OK to have taller buildings if they were well designed.

Strongly agree	12%
Agree	16%
Not sure	2%
Disagree	35%
Strongly disagree	35%

We should establish a "village district" for Downtown which will allow the Town to regulate the design of new buildings.

Strongly agree	27%
Agree	37%
Not sure	11%
Disagree	17%
Strongly disagree	8%

In addition, the Village District Study and the Downtown Westport Master Plan suggested some regulation changes to help rationalize the regulatory approach to Downtown (and reduce the number of non-conforming properties):

- reducing or eliminating lot area and/or frontage requirements that are larger than existing lots and make them non-conforming,
- revisiting setback regulations,
- simplifying the zoning categories and language and removing redundancy by combining districts to help make the rules easier to understand.
- revisiting parking requirements and ratios.

Attention should also be paid to carefully siting, designing, and screening utility and service areas (refuse, recycling, deliveries, etc.) so that the quality of the streetscape and overall environment is not negatively affected. Utility and service areas should be shared, if possible.

Downtown



Downtown



Downtown



Downtown



A. PRIVATE REALM	Leader	Partners
1. Encourage the establishment of a mix of local retailers in Downtown in order to distinguish Westport from other areas with national chains.	Town	PZC
2. Monitor the changing nature of on-line retailing and its impact on Westport.	Town	PZC
3. Seek to attract and retain a mix of uses (retail, restaurant, entertainment, recreation, etc.) that will distinguish Westport.	Town	PZC
4. With the village district design review, ensure that new or redeveloped buildings and structures in Downtown (public or private) maintain or enhance the character of the area.	PZC	HDC/ ARB
5. Revisit the Downtown zoning regulations.	PZC	
<input type="checkbox"/> a. Revisit the location and extent of the various zoning districts in Downtown Westport and consider if it is possible to consolidate any of them.	PZC	
<input type="checkbox"/> b. Revisit the dimensional requirements in the Downtown area and consider if it is possible to modify any of them to make more properties conforming.	PZC	
6. Monitor the effectiveness of the new village district review process and design standards and modify as necessary.	PZC	HDC/ ARB
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Flexibility

Since the retail environment is rapidly evolving, Westport should strive to remain nimble to anticipate changing needs and respond to them.

This may include being flexible in how spaces are used within buildings and allowing existing businesses to expand their offerings or experiences. It might also include allowing shared spaces and “pop-up stores” to enhance the overall Downtown experience.

Downtown



Downtown



In 2016, the Town received a grant from the State of Connecticut to develop a master plan for the Saugatuck area.

That project got started while the POCD was being prepared and will be completed after the POCD has been adopted.

As a result, the role of the POCD is to provide a framework for future activities in Saugatuck Center as will be addressed in the “Saugatuck: Gateway For Westport” study.

8.5. Enhance Saugatuck Center

Much of the reason why Saugatuck Center has been a focus area for Westport is that there is a lot going on in a small area. Consider the following:

- The main Metro-North train station for Westport is located in Saugatuck Center and thousands of people travel to and from the station on a daily basis. Traffic can be such a challenge at some peak hours that the Police Department has a designated officer directing traffic to react instantaneously to changes in traffic flow.
- The main Westport exit and entrance with Interstate 95 is located in Saugatuck Center and thousands of additional people from within Westport and from adjacent communities travel through Saugatuck Center on a daily basis to travel to and from the highway.
- If I-95 gets backed up, hundreds of vehicles can exit the highway and empty into Saugatuck Center in the hopes of finding a faster route.
- There are a number of water-related uses (both commercial and recreational) that take advantage of the riverfront location.
- A number of residential neighborhoods are located near Saugatuck Center and residents must travel through Saugatuck to get to other destinations.

Improve Saugatuck Center’s “Public Realm”

In Saugatuck Center, the POCD recommends that programs and activities be undertaken to improve the streetscape, pedestrian friendliness, traffic flow, and other aspects of the “public realm” in this area in order to:

- maintain a “small town” character,
- focus on a village-type area for Westport residents, and
- implement strategies in a fiscally- and environmentally-responsible way.

Saugatuck Center





Saugatuck Area

Westport, CT

PRD
1

GBD

GBD

AA

GBD

GBD

DOSRD3

A

RORD2

GBD

GBD/S

R-AHZ
/W

RORD2

GBD/S

GBD

136

B

B

RBD

AA

AAA

DDD2





Survey Results

In the on-line survey, participants were asked whether they agreed or disagreed with the following statements:

We should encourage the revitalization of Saugatuck Center.

Strongly agree	26%
Agree	48%
Not sure	9%
Disagree	11%
Strongly disagree	7%

We need more housing in and near Saugatuck Center.

Strongly agree	10%
Agree	30%
Not sure	22%
Disagree	23%
Strongly disagree	16%

The sidewalks / pedestrian areas in Saugatuck Center are adequate.

Strongly agree	7%
Agree	34%
Not sure	11%
Disagree	37%
Strongly disagree	11%

In Saugatuck Center, it would be OK to have taller buildings if they were well designed

Strongly agree	12%
Agree	20%
Not sure	3%
Disagree	33%
Strongly disagree	32%

In Saugatuck, it would be OK to have a parking structure for the train station

Strongly agree	25%
Agree	36%
Not sure	4%
Disagree	18%
Strongly disagree	18%

We should establish a "village district" for Saugatuck Center which will allow the Town to regulate the design of new buildings

Strongly agree	24%
Agree	36%
Not sure	14%
Disagree	20%
Strongly disagree	6%

Manage Saugatuck Center’s “Private Realm”

As recognized in the Downtown discussion, what happens on private property in Saugatuck Center is as important as what happens within the public realm. Both activities must support each other in a symbiotic relationship.

A key issue for Saugatuck Center going forward will be to attract and retain a mix of uses (retail, restaurant, entertainment, recreation, etc.) that will distinguish Saugatuck Center from other areas and continue to keep this area relevant and attractive.

Housing should be encouraged in the Saugatuck Center area in order to extend the activity period and help support an active mixed-use area. First floor retail uses should be maintained in mixed use buildings in order to maintain an inviting streetscape. Any development or redevelopment should maintain an appropriate character and scale in accordance with the General Business District – Saugatuck (GBD-S) provisions.

The design, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view all contribute to the overall attractiveness of the Saugatuck Center area and its economic vitality. It is important that:

- the distinctive character, landscape and historic value of the Saugatuck Center area be protected and preserved, and
- any new development occurs in a way that protects and enhances the character of the Saugatuck Center area.

The POCD recommends that action be taken to preserve and enhance the character of this area through either:

- establishment of a village district (as authorized by CGS Section 8-2j) as was done for the Downtown area, or
- establishment of a form-based code or other approach.

Saugatuck Waterfront



Michael Cammeyer

Saugatuck Design Principles

1. Enhance the pedestrian experience in Saugatuck with emphasis on:
 - Waterfront access;
 - Additional civic / park space; and
 - Sidewalk / streetscape / landscape / lighting improvements throughout.
2. Encourage and enhance multi-modal choices, including local transit service to the station to reduce the demand for additional commuter parking.
3. Provide parking strategies to support both commuters and local businesses while reducing the appearance of parking as the primary land use in Saugatuck.
4. Enhance the gateway experience to Saugatuck and the Town of Westport.
5. Promote a mix of uses and resiliency that protects the vibrancy and character of Saugatuck.
6. Reduce traffic congestion and discourage cut through traffic.
7. The Cribari Bridge’s existing function and structure shall be preserved.
8. Establish a regulatory framework for implementation of development plan recommendations that:
 - Recognizes the importance of Saugatuck’s transportation infrastructure;
 - Celebrates and integrates the existing historic resources of Saugatuck; and
 - Enhances the unique character of Saugatuck

A. SAUGATUCK CENTER		Leader	Partners
1.	Maintain and strengthen the economic vitality of Saugatuck Center.	PZC	Town
2.	Retain the scale of the current architecture.	PZC	ARB
<input type="checkbox"/>	a. Consider establishing a “village district” (as authorized by CGS Section 8-2j) in the Saugatuck Center area.	PZC	
3.	Allow mixed use and multifamily residential in commercial zones to take advantage of proximity to the train station while being sensitive to the potential over-development of this area.	PZC	
4.	Encourage and facilitate pedestrian life and enhance the overall streetscape in Saugatuck Center.	Town PZC	
5.	Refer to the “Saugatuck – Gateway For Westport” study as a potential guide to improving the public realm in Saugatuck Center.	Town PZC	
6.	Address traffic issues / challenges in the Saugatuck Center area.	PD PW TA	PZC Town CT-DOT
7.	Address parking issues / challenges in the Saugatuck Center area.	Town PZC	PD CT-DOT
8.	Provide for improved access to the Saugatuck River.	PZC	
9.	Require public access to the Saugatuck River waterfront on suitable commercial and mixed use properties\ and provide for improved access to the river whenever opportunities arise.	PZC	
10.	Support the establishment of a Special Services District if desired to help provide common services in Saugatuck Center.	Town	PZC
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Saugatuck Center



Saugatuck Center



GUIDE BUSINESS AND ECONOMIC DEVELOPMENT

9

9.1. Overview

Business and economic development in Westport enhances the community by increasing the grand list, providing jobs, making goods and services available, and enhancing the quality of life in the community.

A key charm of Westport is the variety of commercial styles in the town including Saugatuck, the Westport Center area, the Post Road as well as the scattered and well-scaled office parks and even tiny commercial uses embedded in some of the residential areas. The Plan welcomes this variety and believes is an important element of Westport's unique strength.

Westport desires appropriate economic development and seeks to guide it so that it fits into the overall fabric of the community. Part of this overall goal is to strengthen the business environment in all areas of the community and to enhance the appearance and functioning of these areas. The POCD recommends that new development (and redevelopment):

- enhance the overall appearance of the building and function of the site,
- enhance overall community character, and
- minimize any potential negative impacts.



Promoting suitable business and economic development and redevelopment will help make Westport a more sustainable community by helping to meet community needs in appropriate ways and locations.

Goal

Guide business and economic development in Westport so that it is appropriate for the community, enhances community character, and minimizes any potential negative impacts while striving to increase the Grand List.

“Smart Growth”

The term “smart growth” is used to describe strategies that address a variety of community-building objectives. While development in years past might have only looked at the site itself, “smart growth” looks at the context of the location and how to meet multiple development, conservation and infrastructure strategies at the same time.

Business Zoning Districts

As discussed in Section 9.3, Westport has a plethora of business zoning districts.

It may make sense to consolidate some of the 14 separate business zoning districts in order to establish a cogent “comprehensive plan” of zoning where similarly situated properties get similar treatment.

This review might occur as part of a larger update and review of the Zoning Regulations.

9.2. Support Appropriate Economic Development

The POCD supports the establishment and expansion of appropriate uses that provide net tax revenue to support municipal services. This includes business uses and some residential uses (such as assisted living facilities) which provide more in tax revenue than they require in services.

However, any future business or economic development has to fit into the overall fabric of Westport both in terms of location and design. Westport wants to attract *appropriate* business and economic development that enhances the overall character of the community.

A. ECONOMIC DEVELOPMENT		Leader	Partners
1.	Encourage economic development that is consistent with the POCD and that harmonizes with: <ul style="list-style-type: none"> Westport’s locational advantages, the natural environment, and surrounding structures and uses. 	Town	PZC
2.	Continue to promote concepts of “smart growth.”	Town	PZC
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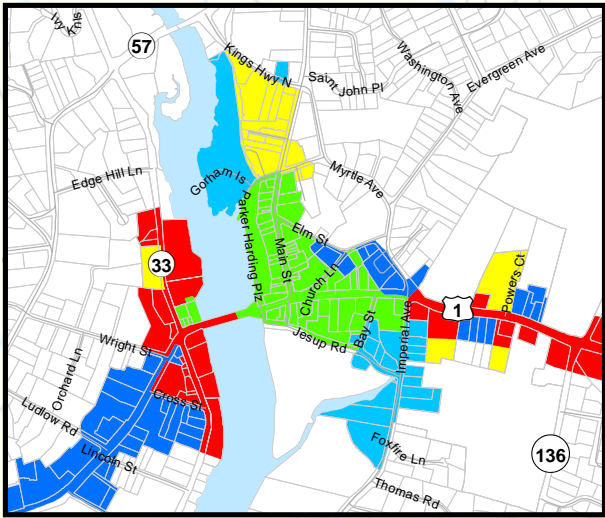
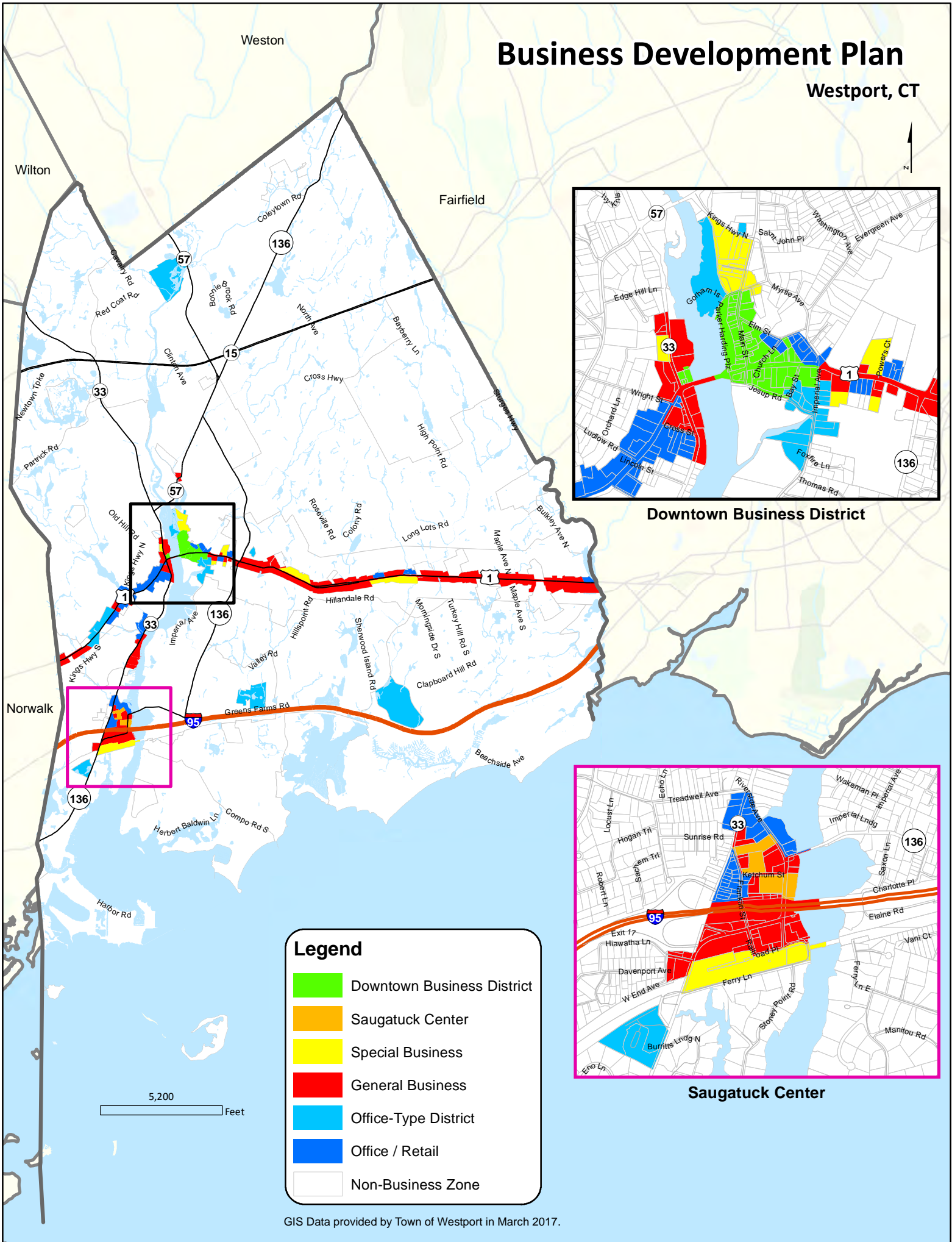
9.3. Revisit Business Zoning Districts

During the planning period, Westport should revisit the number, location, extent, and type of business zoning districts. The zoning map shows a wide variety of business zoning districts, sometimes in quite small areas, and the rationale for the resulting distinctions between adjacent properties (or even parts of the same property) are not always clear. The detail maps on following pages 76-77 may illustrate this more fully.

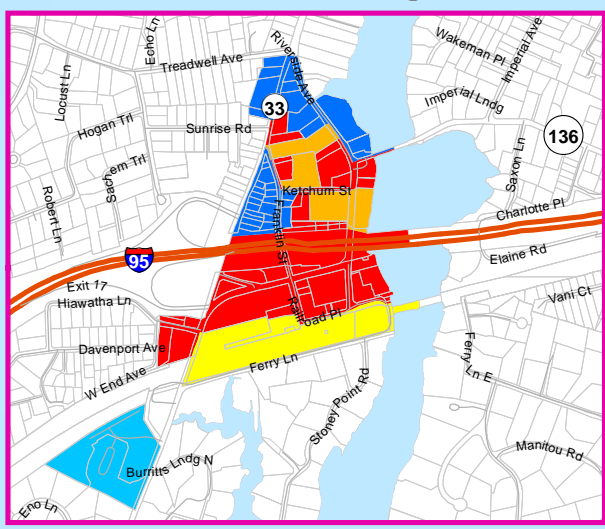
A. BUSINESS ZONING		Leader	Partners
1.	Encourage a comprehensive approach to business zoning to provide a clear picture of what is permitted where.	PZC	
2.	Discourage a site-based approach to business zoning unless there are good public policy reasons for doing so.	PZC	
<input type="checkbox"/>	a. Undertake a comprehensive review of the location of business zoning districts (location, boundaries, etc.) to ensure they are configured for encouraging appropriate future development.	PZC	
<input type="checkbox"/>	b. Review the uses allowed in business zones to see if there are opportunities to expand the uses to be allowed in some areas to promote appropriate economic development.	PZC	
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Business Development Plan

Westport, CT



Downtown Business District



Saugatuck Center

Legend

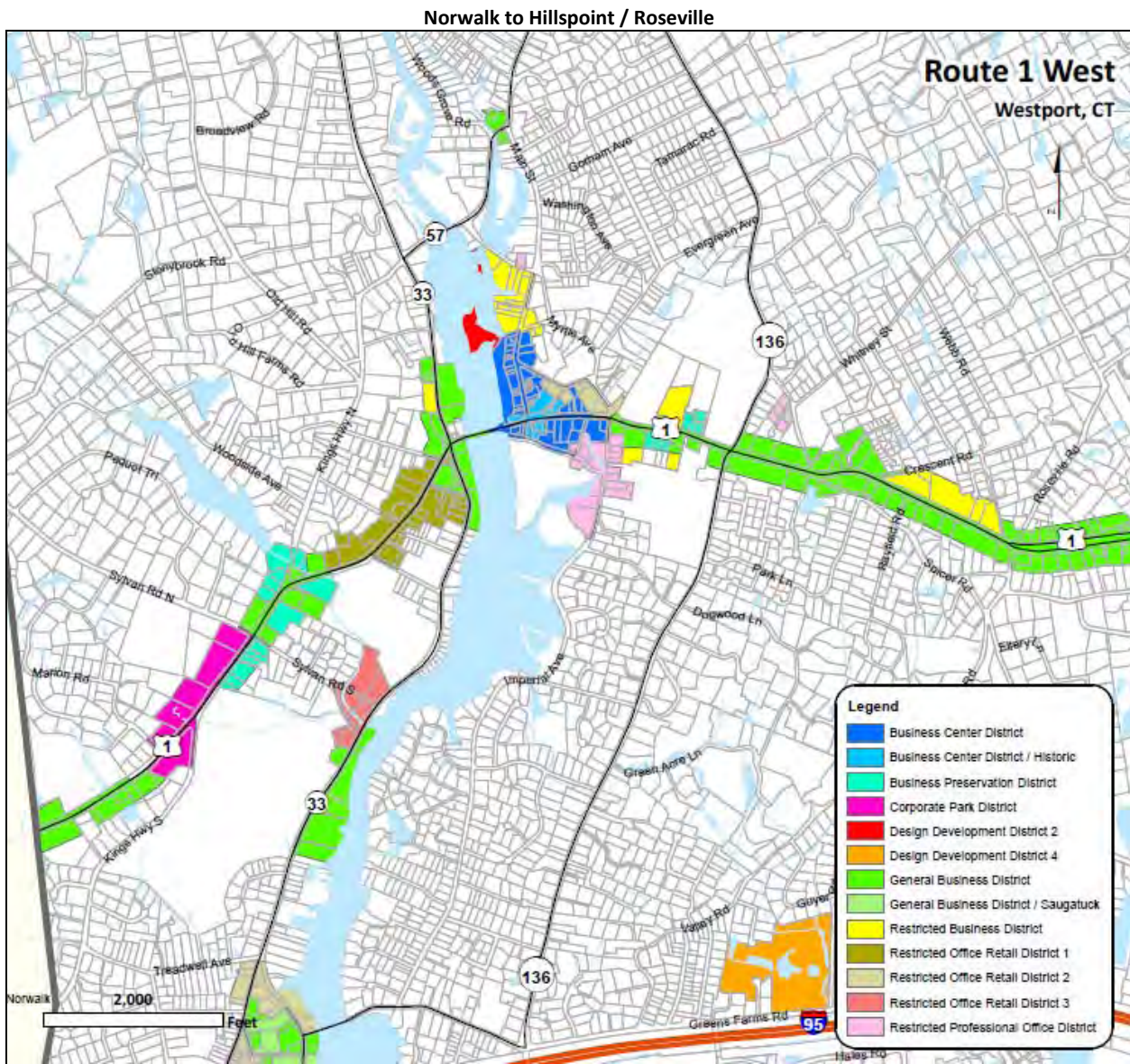
- Downtown Business District
- Saugatuck Center
- Special Business
- General Business
- Office-Type District
- Office / Retail
- Non-Business Zone

GIS Data provided by Town of Westport in March 2017.

9.4. Improve Business Areas Along Route 1

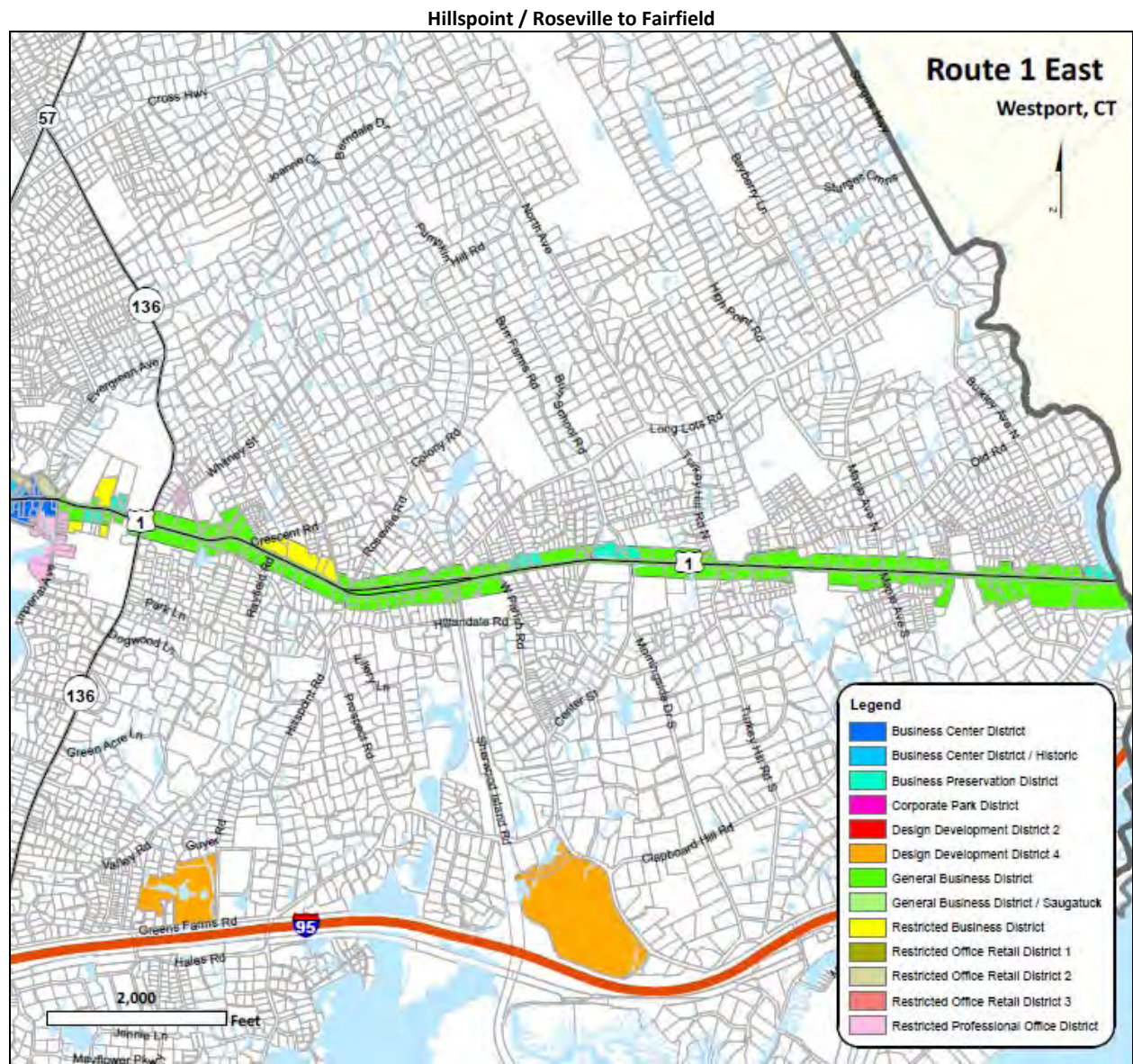
Route 1 (also known as the Post Road) has two distinct characters.

- Post Road West (from the Downtown area to Norwalk) tends to have a corporate image with larger buildings set back on landscaped lots with on-site parking often screened from the roadway.
- Post Road East (from the Downtown area to Fairfield) has developed into more of a traditional suburban strip, with a mix of shopping centers, retail stores, office buildings, gas stations and food establishments.



As recommended on page 112, developments along both sections of the Post Road, especially Post Road East, be encouraged or required to implement access management techniques (share driveway access and parking in order to preserve the traffic-carrying capacity of Route 1, reduce intersection conflict points, and make the available parking more efficient). In order to promote public safety for vehicles and pedestrians and improved traffic flow, every use along the Post Road should be required to provide cross easements to the Town which can be assigned to the abutting properties if or when needed.

The Plan recommends that Westport investigate ways to require that all uses along the Post Road, especially Post Road East, which are improved or redeveloped provide landscaping in ways to enhance the Post Road.



What About ...?

How will the increase in on-line shopping affect Westport in the future?

Will the increase in home-based employment make it more difficult to fill office buildings in the future?

Will on-line apps help us better provide for train station parking or will they reduce the need for parking since people may use driverless cars or on-demand services?

B. IMPROVE ROUTE 1		Leader	Partners
1.	Encourage or require developments along the Post Road to share driveway access and parking.	PZC	PD
2.	Require developments along the Post Road to mitigate the impacts from any increase in traffic generated.	PZC	
3.	Require all new or redeveloped sites along the Post Road to install sidewalks and provide landscaping in ways to enhance the Post Road.	PZC	
4.	Seek ways to modify the Zoning Regulations to encourage appropriate improvements and/or redevelopment along the Post Road.	PZC	
<input type="checkbox"/>	<p>a. Revisit the parking ratio for business uses since:</p> <ul style="list-style-type: none"> Requiring more parking spaces than are needed increases impervious coverage and reduces economic development and/or landscaping opportunities, and reducing the parking requirements may open up the opportunity for redevelopment of some parcels and result in improved buildings, more landscaping, access management, and other desirable outcomes. 	PZC	
<input type="checkbox"/>	<p>b. Consider the potential for some properties on the Post Road to accommodate mixed-use <u>buildings</u> and/or mixed-use <u>developments</u> (containing housing) in order to increase the variety of housing choices in locations with access to shopping and public transportation.</p>	PZC	
		<i>Code legend is on inside back cover</i>	

Example of Post Road East



GUIDE RESIDENTIAL DEVELOPMENT

10

10.1. Overview

As with prior Plans, it is a central goal of this Plan to maintain the single-family residential character and density of Westport's existing neighborhoods. The overall character and ambience of existing neighborhoods is responsible for the recognized quality of life in Westport.

Westport's wide variety of housing types from modest homes and historic structures to grand manor homes is one of its strongest features. In fact, the recognized quality and diversity of its residential neighborhoods is an asset which has helped make Westport the desirable community that it is.



Guiding residential development will help make Westport a more sustainable community by balancing individual and community desires for housing with overall impacts.

Goal

Maintain the preponderance of single-family homes increase housing diversity as to size of units, and promote housing affordability.

Residential Home



Waterfront Home



Single-Family Character

Since 2007, Westport has had a regulation limiting multi-family dwellings to no more than ten percent (10%) of the total number of single-family dwellings (Section 4-5 of the Zoning Regulations). Affordable housing units and certain other housing units are exempt.

A 2016 analysis estimated that there might be the potential for an additional 97 market-rate multi-family units in Westport under this Regulation.

10.2. Maintain Residential Character

Maintaining residential character is a fundamental philosophy of the Plan and this has three components:

- Maintaining the overall residential density of an area (units / acre) within a range that is reflective of the built form of the neighborhood or otherwise appropriate for the location,
- Protecting residential neighborhoods from encroachment by inappropriate uses, and
- Managing residential development and redevelopment and other activities on residential properties to ensure they are appropriate for the site and/or given the impacts on neighbors.

Maintaining Density

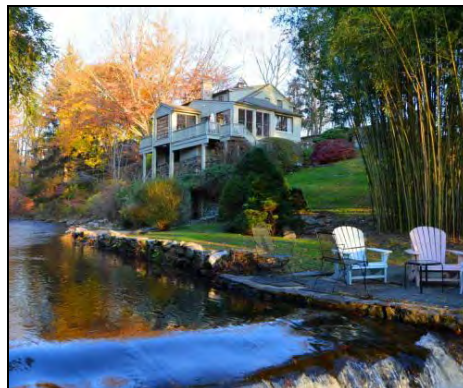
As the map on the facing page indicates, there is a general pattern to the residential densities throughout Westport. The POCD recommends that this residential density pattern be maintained within a range that is reflective of the built form of the neighborhood or otherwise appropriate for the location.

Protection From Encroachment

To protect residential neighborhoods from inappropriate uses:

- Residential neighborhoods will continue to be protected from the intrusion of commercial activities.
- Boundaries between residential neighborhoods and non-residential zoning districts will remain clear.
- Transitions from residential neighborhoods to non-residential zoning districts will be logical and have appropriate buffering, as necessary.
- Special Permit requests in residential zones will be carefully reviewed to ensure that they appropriate and suitable for that location.

Residential Home

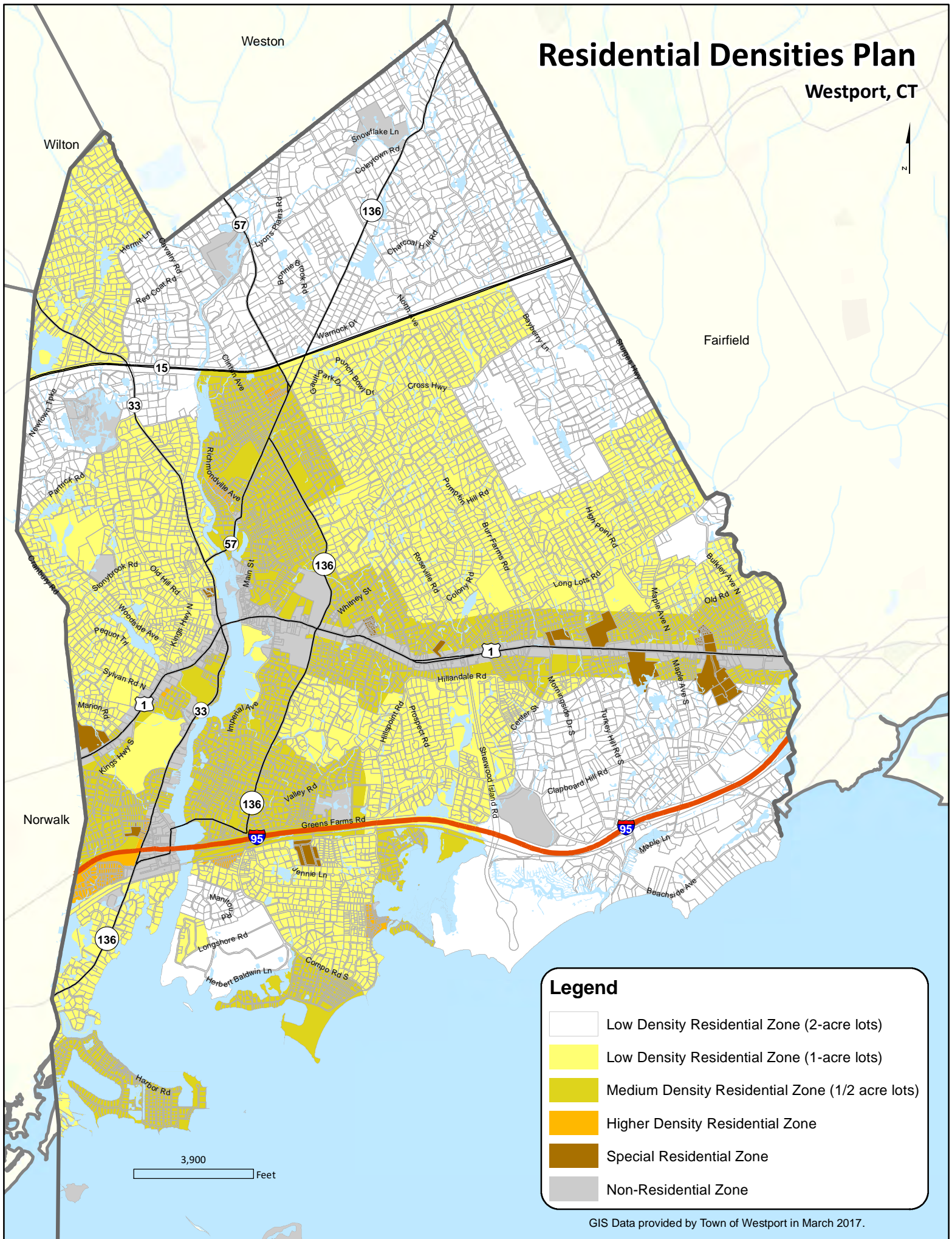


Residential Home



Residential Densities Plan

Westport, CT



Legend

- Low Density Residential Zone (2-acre lots)
- Low Density Residential Zone (1-acre lots)
- Medium Density Residential Zone (1/2 acre lots)
- Higher Density Residential Zone
- Special Residential Zone
- Non-Residential Zone

GIS Data provided by Town of Westport in March 2017.



Managing Residential Development And Redevelopment

Westport is a desirable community and there is strong demand for housing from people who want to live here. Since Westport is mostly built out, there are not many opportunities for new development other than through redevelopment of existing properties.

Westport experienced significant housing growth in the 1950s and 1960s when housing desires were significantly different than they are today. One only has to read an article in a home improvement magazine or look at a home improvement show on television to realize that the housing units of that time had smaller kitchens, fewer bathrooms, fewer closets, and a general layout that does not conform well to current lifestyles.

While a number of Westport residents feel that the older housing stock should be retained for a variety of reasons, the overall housing market drives housing in Westport to prices where it makes financial sense for purchasers to replace an older unit that does not meet their needs with a newly constructed house that does.

While it may seem counter-intuitive to some people that buyers spend hundreds of thousands of dollars to purchase a residence only to then tear the house down, this simply reflects the overall desirability of the community we have chosen to live in. They are not making any more land in Westport. There have been years in which there were more houses built in Westport as a result of a “teardown” than were built on “vacant land” (i.e., had no house previously).

Since Census data indicates that more than half of the Westport housing stock is at least 60 years and may not be well configured for current lifestyles, the POCD recommends that residents be allowed to adapt the housing stock to the needs of modern households. If housing in Westport ever becomes what people do not want, it will be an issue of considerable concern.

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport has good regulations in place to manage the size of new houses and those resulting from "teardowns."

Strongly agree	4%
Agree	21%
Not sure	10%
Disagree	31%
Strongly disagree	34%

Before Teardown



After Redevelopment



The approach for Westport then is to ensure that any new residential development or redevelopment is ***appropriate in scale and character*** for its setting.

In the on-line survey, 65 percent of participants ***did not feel*** that the Town has good regulations in place to manage the size of new houses and those resulting from "teardowns."

Westport’s zoning regulations should be revisited to ensure that housing units being built are in scale and proportion with the lot size and the neighborhood. Some concerns expressed by Westport residents include:

- The size of new homes relative to the size of the lot is causing drainage problems which are affecting abutters.
- New homes seem excessively tall and this is affecting abutters.
- The grading associated with new homes is changing drainage patterns and increasing the height relative to neighbors.
- The amount of building coverage seems excessive for the lot size in certain locations.
- It seems the grade is being manipulated to accommodate the house rather than the house being sited in harmony with the grades.
- A reduce building height closer to a property line might help a building fit in better to its setting.

Preserving Existing Homes

While keeping Westport's housing stock competitive and desirable probably necessitates some building modification or redevelopment, the Town encourages the reuse of existing housing stock and sustainable redevelopment as an alternative to teardowns.

Due to the amount of waste generated, the "greenest" building may result from reusing the one already built.

In the event that redevelopment is not considered feasible or appropriate, the Town favors "deconstruction" of the building(s) to reduce waste and encourage salvage / recycling of materials.

Westport will continue to consider ways to encourage and incentivize the redevelopment / reuse of existing structures.

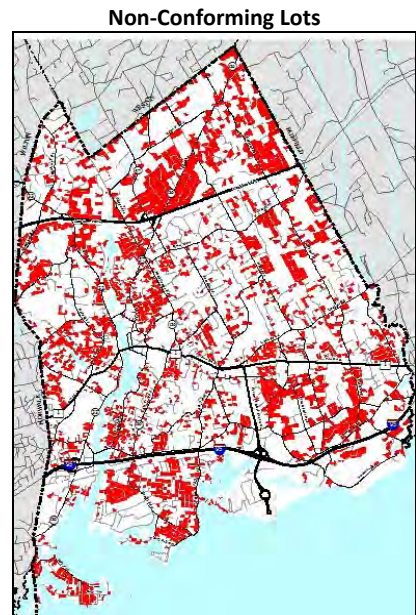
A. MANAGING DEVELOPMENT	Leader	Partners
1. Maintain the overall residential density pattern within a range that is reflective of the built form of the neighborhood or otherwise appropriate for the location.	PZC	
2. Protect residential neighborhoods from encroachment from inappropriate uses.	PZC	
3. Manage residential development and redevelopment to ensure that new construction is appropriate in scale and character for its setting.	PZC	
<input type="checkbox"/> a. Revisit zoning definitions and regulations related to residential building bulk and location (coverage, setbacks, height, floor area) to ensure that new construction is appropriate in scale and character for its setting.	PZC	
4. Encourage and incentivize the sustainable improvement / reuse of existing houses and residential structures.	PZC	
5. Establish programs and policies that support aging in place in existing homes.	PZC	
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10.3. Revisit Residential Zoning Districts

About ***one-half*** of all residential lots in Westport are non-conforming as to lot size.

One of the impacts of this is that some of the zoning standards for these lots such as setbacks or building coverage may not be appropriate and property owners may need variances from the Zoning Board of Appeals for things they might like to do. Even very simple things can require a property survey and an attorney and end up costing homeowners thousands of dollars before they know if they can proceed.

While this issue may be most significant in the shoreline areas, the adjacent map indicates it is an issue throughout Westport.



To address these issues, Westport should revisit the residential zoning standards and consider:

- revisiting town-wide standards for setbacks, coverage, height, and other standards which are based on the size of the lot rather than the zone, or
- establishing a “Beach Residential” district with dimensional standards based on the prevailing lot sizes in the Saugatuck Shores and Compo Beach areas.

In either case, Westport may also want to adopt a density regulation which would prevent additional subdivision of lots in these areas beyond what is presently allowed.

A. REVISIT ZONING		Leader	Partners
1.	Comprehensively analyze the residential zone locations to see if more lots can be made conforming as to lot area.	PZC	
□	a. Revisit the location of residential zoning districts with regard to the prevailing lot sizes in each area to see if more lots can be made conforming as to lot area.	PZC	
2.	Revisit the residential zoning standards with regard to setbacks, coverage, height, and other standards.	PZC	
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10.4. Monitor Changing Housing Needs

In the future, it is expected that there will be growing interest in housing choices for “empty nesters” and retirees who want to remain in Westport, either seasonally or year-round. There may also be situations where property owners would like a caretaker or caregiver to be able to live on the premises. In addition, there will be a growing number of older residents who may outlive their savings or seek alternative housing in a community where they may have lived their whole life.

Given the housing costs in Westport, there may also be situations where workers in local businesses or children of Westport residents may want their own living unit in Town.

The POCD recommends that Westport continue to seek ways to address changing housing needs ***while maintaining the character and integrity of Westport.*** Some ways to do this might include:

- retaining / repurposing older housing,
- small scale developments in multiple areas,
- transitional locations between business areas and residential areas,
- accessory apartments,
- house sharing, and
- other approaches that maintain the character and integrity of Westport.



In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

It would be nice if Westport had more housing choices for "empty nesters" and others.

Strongly agree	35%
Agree	40%
Not sure	11%
Disagree	12%
Strongly disagree	3%

A. MONITOR CHANGING HOUSING NEEDS	Leader	Partners
1. Seek ways to address changing housing needs while maintaining the character and integrity of Westport.	PZC	
2. Support and encourage the Westport Housing Authority in their efforts to provide affordable housing opportunities in ways that are compatible with the character of Westport and its neighborhoods.	PZC	
3. Consider ways of integrating affordable and workforce housing in future projects.	PZC	
4. Support and encourage non-profit organizations that help address housing needs in ways that maintain the character and integrity of Westport.	PZC	
5. Consider ways of collaborating with public and private organizations in terms of addressing housing needs.	PZC	
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10.5. Continue To Address Housing Needs

To help Westport address the issue of having a range of housing opportunities to meet different housing needs and housing choices, the Planning and Zoning Commission reactivated the Affordable Housing Subcommittee in 2017 to explore how Westport can make progress towards this while:

- maintaining its town character, and
- preserving antique housing, existing neighborhood density and streetscape.

At the present time, Westport has a diverse array of housing types with housing available at different levels of affordability. For example, the Westport Housing Authority operates and maintains several developments for income-limited and disabled persons and families. In recent years, the Town of Westport supported the initiatives of the Westport Housing Authority to upgrade and expand two housing complexes (Hales Court and Sasco Creek) to create more units and more modern units.

Hales Court



Sasco Creek



Mixed Use Housing on Riverside Avenue



Mixed Use Housing In Saugatuck



In addition, Westport also has some “naturally occurring affordable housing” that is affordable. The Town has documented 1,069 apartments in private homes (accessory units, elderly conversion, and/or pre-1959 units), many of which are available at affordable prices. There is other housing provided as group homes and low income options that are affordable.

The Town of Westport has demonstrated its commitment to affordable housing. In recent years, the Town has modified the zoning regulations on several occasions to increase the diversity of the housing stock while maintaining Westport’s small town character. One regulation change allowed for the conversion of Saugatuck School into 36 units of low cost housing for the elderly although these units are not counted by the State. Another regulation change implemented an “inclusionary housing” approach which resulted in at least one approval of additional affordable units.

Still, the demand for affordable housing in Westport outstrips the supply. As a result, the Planning and Zoning Commission will continue to seek ways to address the need for “below market rate” housing. In addition to public actions, this could include encouraging private actions and/or public-private partnerships to provide for housing that is affordable for people and families who need it. These efforts may result in a “housing plan” of some type identifying strategies to help address Westport’s housing goals while maintaining its town character and accomplishing other goals.

However, while the Planning and Zoning Commission is seeking to address these issues, Westport is still subject to the State’s Affordable Housing Appeals Procedure (codified as Section 8-30g of the Connecticut General Statutes). This procedure may allow a qualifying development containing affordable housing units to be exempt from local zoning rules.

As stated previously, Westport would prefer to address local housing needs in ways that maintain its town character and past experiences with CGS 8-30g development shows that might not always be the case when the development is exempt from local zoning rules.

In order to address local housing needs in ways that maintain its town character, Westport would like to:

- promote actions (public, private, and/or public-private) to provide for housing that is affordable for people and families who need it, and
- become exempt from CGS 8-30g.



In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

We should do more in Westport to provide for housing that is more affordable to people who need it.

Strongly agree	26%
Agree	38%
Not sure	8%
Disagree	20%
Strongly disagree	8%

Affordable Housing As Defined By Statute

Norwalk	12.3%
State	11.6%
Wilton	3.9%
Darien	3.4%
Westport	3.1%
New Canaan	2.6%
Fairfield	2.3%
Weston	0.1%

CT Department of Housing, 2017

“Housing Points”

A calculation done in September 2016 estimated that Westport had accumulated 153 “housing unit equivalent points” (HUEP) out of the 208 HUEP needed to qualify for a four-year moratorium from the affordable housing appeals procedure.

Moreover, if certain projects approved before that time are completed, there may be another 83.25 HUEP and this will make Westport eligible for a moratorium.

Communities in Connecticut are exempt from CGS 8-30g if at least ten percent (10%) of the housing units in the community are “affordable.” However, since the statutory definition of affordable housing units only counts certain types of units (assisted housing, financed by Connecticut Housing Finance Authority mortgages, or sale price restricted by deed), a lot of the affordable units in Westport are not counted in the State reporting of affordable housing.

There have been several recent affordable housing applications approved by the Planning and Zoning Commission. Once built, these developments will establish enough “housing unit equivalent points”(see sidebar) for Westport to have earned for four-year moratorium from the provisions of CGS Section 8-30g. During the moratorium, the Town will work to establish additional affordable housing units.

As current housing issues and concerns are addressed, it is possible that the Affordable Housing Subcommittee may become less active over time. If this occurs, the Planning and Zoning Commission should reactivate or reinvigorate the Affordable Housing Subcommittee every few years to relook at the issue of housing needs in the community and consider appropriate strategies to address issues and concerns.

A. ADDRESS HOUSING NEEDS		Leader	Partners
1.	Continue to address housing needs in Westport (affordable, aged, special needs, ADA).	PZC	
2.	Seek to address affordable housing in ways that are appropriate for the community rather than dictated by private developers.	PZC	
	<input type="checkbox"/> a. Apply for a four-year moratorium under CGS 8-30g as soon as eligible.	PZC	
	<input type="checkbox"/> b. During the moratorium, seek to establish additional housing units in order to continue the moratorium.	PZC	
3.	Maintain an accurate database of affordable units.	PZC	
	<input type="checkbox"/> a. Maintain and update the inventory of affordable units of all types in Westport (including pre-1959 apartments).	PZC	
	<input type="checkbox"/> b. Make a concerted effort to get pre-1959 apartments documented as affordable housing units.	PZC	
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PROMOTE SUSTAINABILITY AND RESILIENCY

11

11.1. Overview

Westport has been and will continue to be a leader in promoting sustainability and resiliency. The 2007 Westport POCD was one of the first in Connecticut to include a chapter devoted to sustainability. In 2017, Westport was the first town in Connecticut to both establish “Net- Zero by 2050” as a town goal, and have that goal endorsed by its elected body - the Representative Town Meeting.



Promoting sustainability and resiliency will help make Westport a more sustainable community by becoming more efficient and economical in our use of resources.

Goal

Use best efforts to become a Net Zero community by the year 2050, using approaches that are economically viable, of social benefit, and environmentally responsible.

Sustainability



Resiliency





11.2. Promote Sustainability

For the purposes of the POCD, “sustainability” refers to the philosophy of encouraging activities that allow present generations to meet their needs without compromising the ability of future generations to meet their needs.

Promote Energy Conservation / Sustainability

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport needs to find ways to be more sustainable (conserve energy, conserve water, reduce waste, reduce carbon footprint, etc.).

Strongly agree	42%
Agree	39%
Not sure	7%
Disagree	9%
Strongly disagree	3%

Since 2006, Westport’s Green Task Force has been working to move Westport toward becoming a sustainable green community through actions by both the public and private sectors. The Task Force has made significant progress and continues to guide Westport towards a more sustainable future by providing policy recommendations and implementing energy efficiency and renewable energy programs with the goal to reduce fossil fuel usage, increase energy reliability and efficiency, and save money with regard to space heating and air conditioning, electrical consumption and generation, vehicle usage, and other matters.

For example, the Green Task Force has been recognized by EnergizeCT for its commitment to energy efficiency and conservation as well as renewable energy promotion. Overall, the Town has:

- reduced its usage of fossil fuels and begun the transition to renewable energy sources (including on-site generation),
- committed to decreasing municipal building energy use by twenty percent (20%) by 2018, and
- ascribed to a vision to use its best efforts to become a Net Zero community by the year 2050, where the community has reduced its impacts across energy, water and waste so that they are sustainably managed, using approaches that are economically viable, of social benefit, and environmentally responsible.

The Task Force has also launched the Westport Home Energy Challenge and Solarize Westport to help Westport residents and businesses “go green” and become more and more sustainable over time.

Residential Rooftop Solar Installation



Commercial Rooftop Solar Installation



Sustainability Toolbox

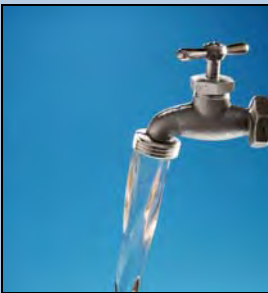
Some of the items to be considered as part of an overall approach to sustainability could include:

- **Energy-Related**
 - Reducing energy use
 - Becoming more efficient in use of energy resources
 - Promoting “net zero” approaches
 - Life cycle costing of energy alternatives
 - Promoting / accommodating solar power installations
 - Promoting / accommodating wind power installations
 - Establishing “micro-grids” (also see Section 14.2)
 - Installing fuel cells where feasible (also see Section 14.2)

- **Waste-Related**
 - Promoting “zero waste” practices
 - Increasing recycling
 - Reducing food waste
 - Reducing commercial and industrial waste
 - Reducing residential waste
 - Recycling clothing and other household items
 - Promoting better stewardship of battery products

- **Health-Related**
 - Reducing idling traffic (schools, traffic congestion, etc.)
 - Detoxification of home products / building materials
 - Disposal of paint and other household hazardous waste

Water Conservation



Recycling



Electric Vehicle



“Net Zero”

Net-zero greenhouse gas emissions is when the natural world can absorb the emissions from human activity. For a town like Westport it means reducing the whole community’s energy consumption through energy efficiency and conservation measures; and producing or buying enough clean energy to meet those needs.

Net-zero water means preserving and protecting the quality and availability of water to sustain our community, and that the water we return to the water table and downstream estuaries is clean.

Net-zero waste means we reduce our waste to a minimum, we reuse what we can, recycle the rest, and send zero waste to landfill.

“Green Houses”

More and more “green homes” are being built in Westport and such houses can use less energy and water, and are built to be healthier and safer by providing cleaner indoor air.

The Town's Green Task Force has started a program "Greenbuilt Westport" to recognize buildings that meaningfully contribute to a sustainable future for the town.

Sustainable Development

Sustainable development can occur through:

- re-utilizing existing buildings (reducing waste and preserving community character),
- life-cycle costing of energy equipment and other building systems, and
- similar approaches.

The Preservation Green Lab (a collaboration between building constructors, sustainability consultants and the National Trust for Historic Preservation) is an example of new perspectives on sustainability. The collaboration is preparing case studies that help quantify the benefits of building reuse compared to new construction.”

Promote Water Conservation

Westport is also seeking to become more sustainable in terms of water usage. Connecticut experienced drought-like conditions in 2016 and lower Fairfield County was subject to water use guidelines and restrictions. This served to remind residents of the need to remain vigilant and active in terms of water conservation and reduced water usage.

Promote Waste Reduction / Recycling

Reducing the overall waste stream is another way Westport is seeking to become more sustainable. While great strides have been made in recent years in terms of awareness of recycling and individual behavior, this is another area to be explored.

Educate Residents About Sustainability Concepts

Efforts will be devoted towards educating residents and school children about sustainability concepts.

A. SUSTAINABILITY		Leader	Partners
1.	Promote sustainability in Westport.	GTF	CC
<input type="checkbox"/>	a. Introduce zoning regulations to promote sustainability.	PZC	GTF
2.	Promote energy conservation in Westport.	GTF	
3.	Promote the use of green building principles / low impact practices and materials in public and private construction.	GTF	
1.	Encourage the use of pervious asphalt in appropriate areas.	GTF	
2.	Encourage the establishment of electric vehicle recharging stations in Westport (possibly including a user fee).	GTF	
3.	Promote water conservation.	CC	WWHD AWC
4.	Promote waste reduction / recycling including “pay as you throw” and other strategies to increase awareness.	GTF	PW
5.	Educate residents about sustainability concepts.	CC	GTF AWC
		<i>Code legend is on inside back cover</i>	

11.3. Promote Resiliency

The term “resiliency” refers to the community’s ability to withstand, respond to, and readily recover from sudden changes or adversity.

Westport has participated with adjacent communities and the Western Connecticut Council of Governments on the preparation of a Hazard Mitigation Strategy to identify and then reduce or eliminate risk to human life and property resulting from recurring natural hazards such as hurricanes, flooding and winter storms. Recent hurricanes and major storm events have proven this to be a worthwhile exercise and exercises like this should continue so that Westport can be a resilient community when events like these occur in the future.

However, some future events may not be discrete events but actually part of a longer term trend. This might include sea level rise or increasing storm frequency and/or severity. Over the long term, Westport should consider ways to adapt to, mitigate, or reduce the likelihood of such trends. The Town also has to encourage private property owners to approach these same issues with a long-term approach and perspective.

Emergency Response

For small-scale events that cannot be anticipated, Westport has a variety of public safety services (police, fire, and emergency medical) that are trained and equipped to respond to emergencies in the community.

Westport will continue to review and improve training procedures in order to be best prepared for future events.

Resiliency Toolbox

Some of the items to be considered as part of an overall approach to resiliency could include:

- **Response-Related Strategies**
 - Public safety training exercises
 - Pre-event response plans
- **Mitigation-Related Strategies**
 - Identification / avoidance / risk reduction
 - Community training exercises
 - Pre-event response plans
- **Evolution-Related Strategies**
 - Evaluating probability / risk scenarios
 - Evaluating approaches (protection / adaptation)
 - Balancing of cost / benefit
- **Prevention-Related Strategies**
 - Hardening infrastructure (e.g. burying utilities)
 - Requiring resilient buildings in coastal areas
 - Promoting grid independence / interconnected community

As an initial step, Westport should assess the vulnerability of public and private infrastructure (e.g., utilities, transportation, structures) to climate change and increased frequency of extreme storms and develop adaptation strategies.

A. RESILIENCY	Leader	Partners
1. Continue to regularly review and improve hazard mitigation plans for recurring events, such as flooding.	Town	PD FD PW
2. Consider and discuss options and strategic responses to evolutionary events (such as sea level rise or increases in storm frequency and/or severity).	Town	PD FD PW
<input type="checkbox"/> a. Assess the vulnerability of infrastructure (e.g., utilities, transportation, structures) to climate change and increased frequency of extreme storms and develop strategies.	Town	PD FD PW
		<i>Code legend is on inside back cover</i>

Example of Resiliency Education

Before a Flood — Make a Plan

Floods can happen anywhere it rains.





BUY FLOOD INSURANCE

Learn your flood risk and find an agent near you with the One-Step Flood Risk Profile at FloodSmart.gov. Typically, it takes 30 days for a new flood insurance policy to take effect, so get or renew your policy now.



KNOW YOUR STUFF

Thoroughly document your belongings to support a flood insurance claim. Visit knowyourstuff.org to create your home inventory.



MAKE A PLAN

Create and share a family emergency plan. Make sure it includes evacuation routes from home, work, and school. Assemble a safety kit with drinking water, canned food, first aid supplies, blankets, a radio, and a flashlight. Learn more at ready.gov/floods.

ENHANCE PEDESTRIAN, BICYCLE AND TRANSIT OPTIONS

12

12.1. Overview

In the on-line survey conducted as part of preparing this POCD, participants clearly indicated that they desired better provisions for pedestrians, bicycles, and transit. These issues were also supported in the telephone survey conducted as part of the 2007 POCD and support seems to have grown since that time.

With regard to pedestrians and bicycles, residents are advocating for walking and biking “systems” that make sense. While individual projects of sidewalk segments and bike lanes are valued, residents appear to really want them to tie into an overall network that enhances their quality of life and improve livability. Residents also observed that such systems / networks could also help reduce traffic congestion, reduce pollution, and enhance public safety for those people who are already walking or biking.



Enhanced pedestrian, bicycle and transit options will help make Westport a more sustainable community by encouraging alternative modes of transportation, reducing pollution, improving community health, and enhancing the overall quality of life of residents.

Goal

Improve the facilities throughout Westport for pedestrians and cyclists, including those with disabilities.

Pedestrians



Cyclists





In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport needs a better pedestrian system in areas outside of Downtown and Saugatuck.

Strongly agree	41%
Agree	36%
Not sure	8%
Disagree	11%
Strongly disagree	4%

2007 POCD Survey

In the telephone survey conducted as part of the 2007 POCD:

- 61 percent saw a need for more sidewalks along Post Road / Route 1, and
- 55 percent felt more sidewalks were needed in residential neighborhoods,

What About ...?

Will driverless cars and similar technologies make it safer for pedestrians or more dangerous?

12.2. Improve Facilities For Pedestrians

There is interest in Westport for more and better facilities for pedestrians. In the on-line survey, 77% of participants felt that Westport needs a better pedestrian system in areas outside of Downtown and Saugatuck Center.

The Town recently completed a sidewalk along Imperial Avenue as part of a pedestrian linkage between Downtown and Saugatuck Center. This sidewalk segment has been well received and is well utilized. Westport should continue to add sidewalks where possible.

It has been the policy of the Town of Westport to encourage or require sidewalks in the higher density areas around Westport Center, Saugatuck Center and the Post Road. To provide more and better opportunities for pedestrian safety and access, the Plan recommends that:

- sidewalks continue to be required in and near Downtown,
- sidewalks continue to be required in and near Saugatuck Center,
- sidewalks continue to be required along the Post Road,
- sidewalk connections be provided to connect Downtown to Saugatuck on Imperial Avenue and Riverside Avenue to create a “loop”
- sidewalk connections be provided along Easton Road, North Avenue and other streets to create a “power loop”
- sidewalks be provided near schools to encourage walking
- sidewalks be considered arterial and collector roads, and
- any gaps in the sidewalk system be closed, and
- pedestrian crosswalks and pedestrian lighting be provided, where appropriate.

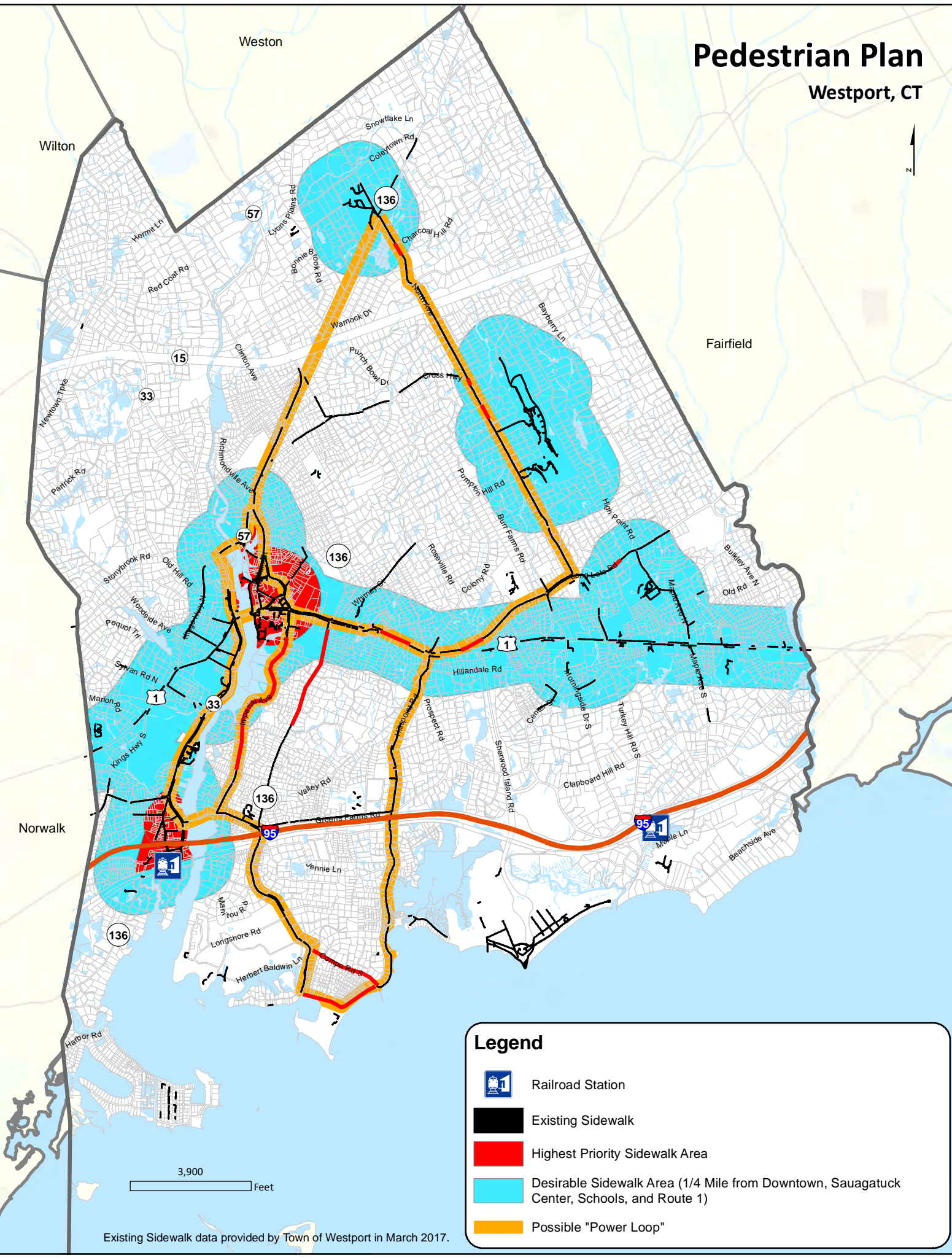
To support sidewalks and pedestrians, Westport should create a bicycle / pedestrian committee and encourage it to address relevant issues.

A. PEDESTRIANS	Leader	Partners
1. Create a better pedestrian system throughout Westport.	PBC	PW
<input type="checkbox"/> a. Create a committee dedicated to promoting bicycle / pedestrian use and addressing bicycle and pedestrian issues.	FS	BOS RTM
2. Continue to add sidewalks where possible to provide more and better opportunities for pedestrian safety and access.	PBC	PW CT-DOT
3. Continue to require sidewalks as part of private development in appropriate areas (such as business zones).	PZC	
4. Maintain and improve the existing sidewalks in Westport	PW	CT-DOT PBC
5. Provide pedestrian crosswalks and pedestrian lighting where appropriate	PW	PBC PD CT-DOT

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Pedestrian Plan






Westport, CT



3,900 Feet

Existing Sidewalk data provided by Town of Westport in March 2017.

Legend

-  Railroad Station
-  Existing Sidewalk
-  Highest Priority Sidewalk Area
-  Desirable Sidewalk Area (1/4 Mile from Downtown, Saugatuck Center, Schools, and Route 1)
-  Possible "Power Loop"



In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport needs to do more to provide for cyclists (routes, bike lanes, pavement markings, signs, bike racks, etc.).

Strongly agree	40%
Agree	29%
Not sure	8%
Disagree	14%
Strongly disagree	8%

2007 POCD Survey

In the telephone survey conducted as part of the 2007 POCD:

- 69 % of respondents felt that Westport needed more facilities and trails for bicycles.

What About ...?

Will driverless cars and similar technologies free up more roadway space for bicyclists?

12.3. Improve Facilities For Bicycles

There is also strong interest in Westport for more and better facilities for bicycles. To support bicycling, Westport should create a bicycle / pedestrian committee and encourage it to:

- oversee the establishment and marking of bicycle lanes, where appropriate (especially considering the CT-DOT transition to 11' travel lanes),
- oversee the repair and maintenance of bicycle lanes, and
- promote bicycle use.

The committee should also consider the potential for bicycle commuting and the need for bicycle facilities (racks, lockers, etc.) at the train stations, business locations, or elsewhere.

While bicycle routes in Westport will need to be “on-road”, some routes could be looked at first. For example, Westport could strive to create one or more “power loops” (see map on page 103) where bicycle use would be promoted with striped shoulders and signage.

A. BICYCLES	Leader	Partners
1. Create a better bicycle system throughout Westport.	PBC	PW
<input type="checkbox"/> a. Deploy signage and pavement markings as appropriate to inform vehicles and drivers about bicycle usage.	PW	PBC
2. Continue to make better provisions for cycling (bike lane, shared right-of-way, and other approaches) where possible.	PW	PBC CT-DOT
3. Consider the need for bicycle facilities (racks, lockers, etc.) at the train stations, business locations, or elsewhere.	PBC	CT-DOT PZC
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Photo-simulation of a Bike Lane

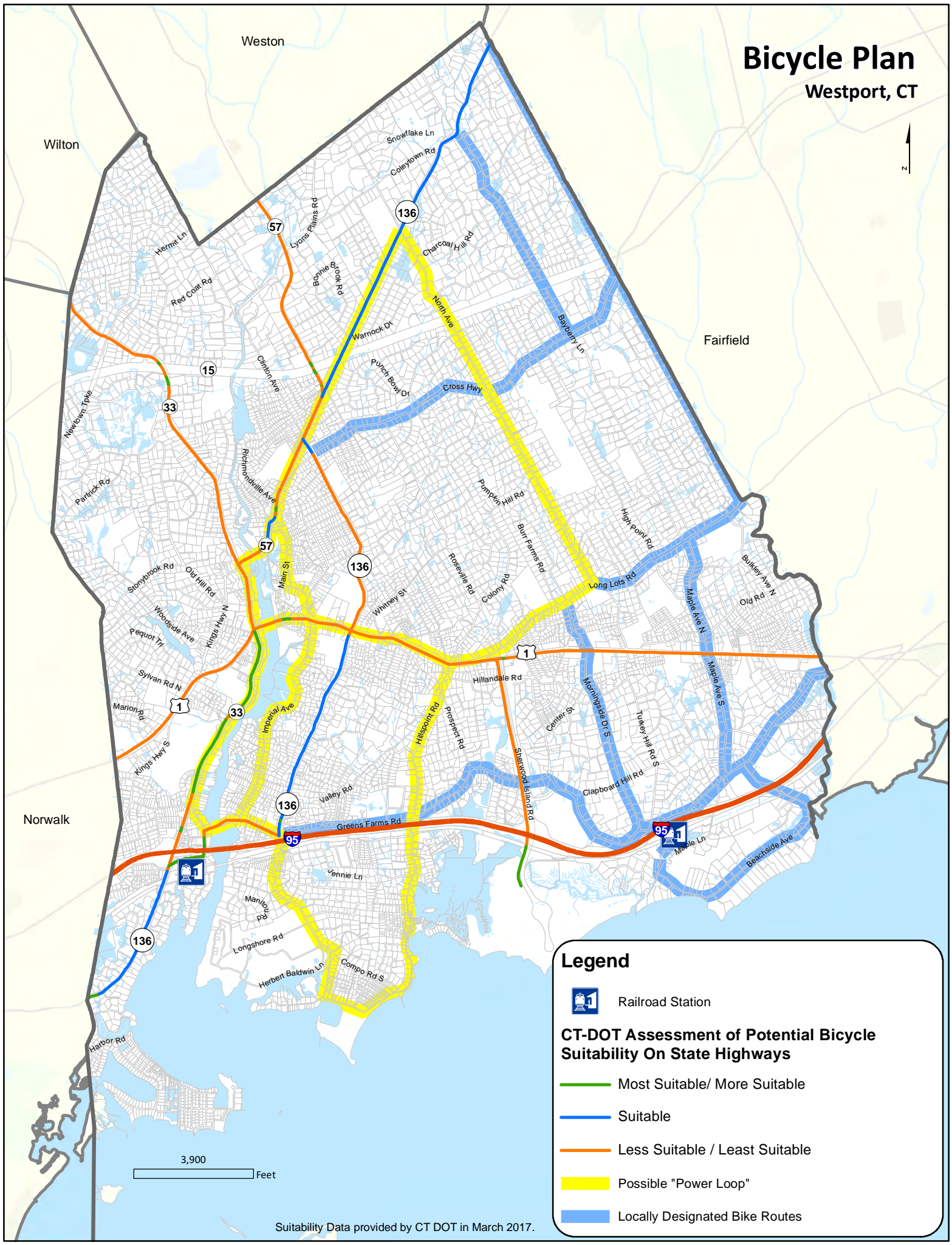


Cyclists









Bicycle Plan

Westport, CT



Legend

-  Railroad Station
- CT-DOT Assessment of Potential Bicycle Suitability On State Highways**
-  Most Suitable/ More Suitable
-  Suitable
-  Less Suitable / Least Suitable
-  Possible "Power Loop"
-  Locally Designated Bike Routes

Suitability Data provided by CT DOT in March 2017.

12.4. Continue To Support Rail Transit

Metro North Railroad provides railroad service for Westport residents and workers from two stations - Saugatuck and Green's Farms. Service is available to and from stations on the New Haven line including Bridgeport, Stamford, and Grand Central Terminal in Manhattan.

This service is extensively used by local residents and workers and is a significant asset to Westport. Westport should continue to support these rail services.

A. RAIL TRANSIT	Leader	Partners
1. Continue to support Metro-North rail services to and from Westport.	Town	
<i>Code legend is on inside back cover</i>		

Saugatuck Station



Saugatuck Station



Greens Farms Station



Greens Farms Station



12.5. Continue To Support Bus Transit

The Norwalk Transit District, with financial support from the Town of Westport, provides a variety of transit services in the community.

Fixed Route Services

Route(s)	Primary Function
Coastal Link	Service along Route 1 from Norwalk to Milford (service in Westport is from Main Street and Jesup Green)
Train Station Shuttles	Shuttle routes to/from Saugatuck Station and to/from Green's Farms in the morning and afternoon peak hours



In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport needs more / better transit services.

Strongly agree	27%
Agree	35%
Not sure	14%
Disagree	19%
Strongly disagree	5%



What About ...?

Will driverless cars and similar technologies replace fixed route transit services?

Even though ridership is modest on the “Coastal Link” and railroad shuttle routes, these transit services meet a wide variety of local needs for both residents and workers.

There is expected to be increasing cost pressure on these services in the future. Operating costs continue to rise and state / federal funding that helps support these services may not be adequate to maintain the current level of service. In such a situation, the Town will need to increase the funding it provides or the level of service will need to decrease further. In the on-line survey, about 62 percent of participants indicated that Westport needs more and better transit services, not less.

Westport should strive to preserve the service provided by the Norwalk Transit District for those who need it, those who use it because of the convenience it provides, and for those who like to know the service is available for the situations where they may need it.

Paratransit

Westport contracts with the Norwalk Transit District to provide a “Door-to-Door” service which provides service by appointment (or on-call) to:

- persons age 65 or older within Westport, and
- persons with a qualifying disability to destinations within the Coastal Link service area.

Since the number of older residents is expected to increase in the future, a growing demand is anticipated for the “Door-To-Door” service.

A. BUS TRANSIT		Leader	Partners
1.	Continue to support fixed route bus services to, from and within Westport.	Town	CT-DOT WTD
2.	Continue to support paratransit bus services to, from and within Westport.	Town	
		<i>Code legend is on inside back cover</i>	

ADDRESS VEHICULAR TRANSPORTATION ISSUES

13

13.1. Overview

Frustration with the roadway system and traffic congestion is a topic of regular conversation in Westport. For some people, that frustration affects their behavior and causes them to act discourteously to other drivers. As noted in the Community Character section of the POCD, these discourteous drivers affect the overall quality of life of all the people they encounter.

Since it is not likely to be possible to widen roadways or intersections to reduce congestion or stop people from travelling, Westport will have to figure out how to make do with the roadway system it has. In other words, the overall approach will be work strategically to maintain a safe and efficient roadway system and seek to reduce traffic congestion on all roads and at all intersections.



Addressing vehicular transportation issues will help make Westport a more sustainable community by improving overall traffic safety, reducing congestion, and improving efficiency.

Goal

Maintain a safe and efficient roadway system and seek to reduce traffic congestion.

Traffic



Traffic



13.2. Address Roadway Safety / Capacity Issues

What About ...?

Will wayfinding software such as Waze make it easier or harder to manage traffic congestion and circulation in Westport?

Will new delivery approaches like Peapod and Amazon drones help address traffic issues in Westport?

Traffic congestion is a regional problem, not just a local one. Delays on Interstate 95 can snarl local traffic within Westport. Likewise, new development, both within Westport as well as within nearby communities, has a cumulative effect that contributes to traffic congestion.

Since Westport has two interchanges with Interstate 95 and two interchanges with the Merritt Parkway, traffic funneling to these interchanges from within Westport and adjacent communities can cause congestion in Westport.

Capacity and congestion can also be an issue on other roads in the community. Many businesses are located along the Post Road and traffic can get congested from the number of driveways and traffic signals.

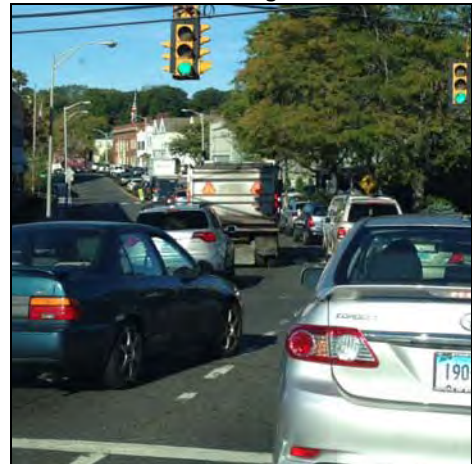
Traffic safety is also an important issue. Discourteous drivers often violate one or more traffic rules and this creates unsafe situations for themselves and others.

For areas with congestion and safety issues, Westport will continue to work with the Western Connecticut Council of Governments (WestCOG) and the Connecticut Department of Transportation to obtain state and federal funding to address them. However, any improvements (even on State highways), need to be conducted in a way that respects the character of Westport and do not create an undue burden on the community. In certain cases, such as the Cribari Bridge, some improvements may simply not be appropriate.

I-95 Congestion



Route 1 Congestion



Limited Access Roads

Roads designed to carry very large volumes of traffic at high speed. They provide no access to abutting properties and have grade separated interchanges with ramps providing the only access.

Examples:

- Interstate 95
- Merritt Parkway



Arterial Roads

Roads carrying moderate to heavy volumes of traffic, often providing access to limited access roads and connecting important points within the community and the region.

Examples:

- Post Road (Route 1)
- Route 33
- Compo Road
- Green's Farm Road



Collector Roads

Roads carrying traffic between points in the community and collecting traffic from residential neighborhoods for distribution to arterials and/or other points.

Examples:

- Bayberry Lane
- Newtown Turnpike
- Imperial Avenue



Local Roads

Roads primarily providing access to individual properties and carrying traffic that has its destination or origin within the neighborhood. May be public or private.

Examples:

- Other streets in Westport

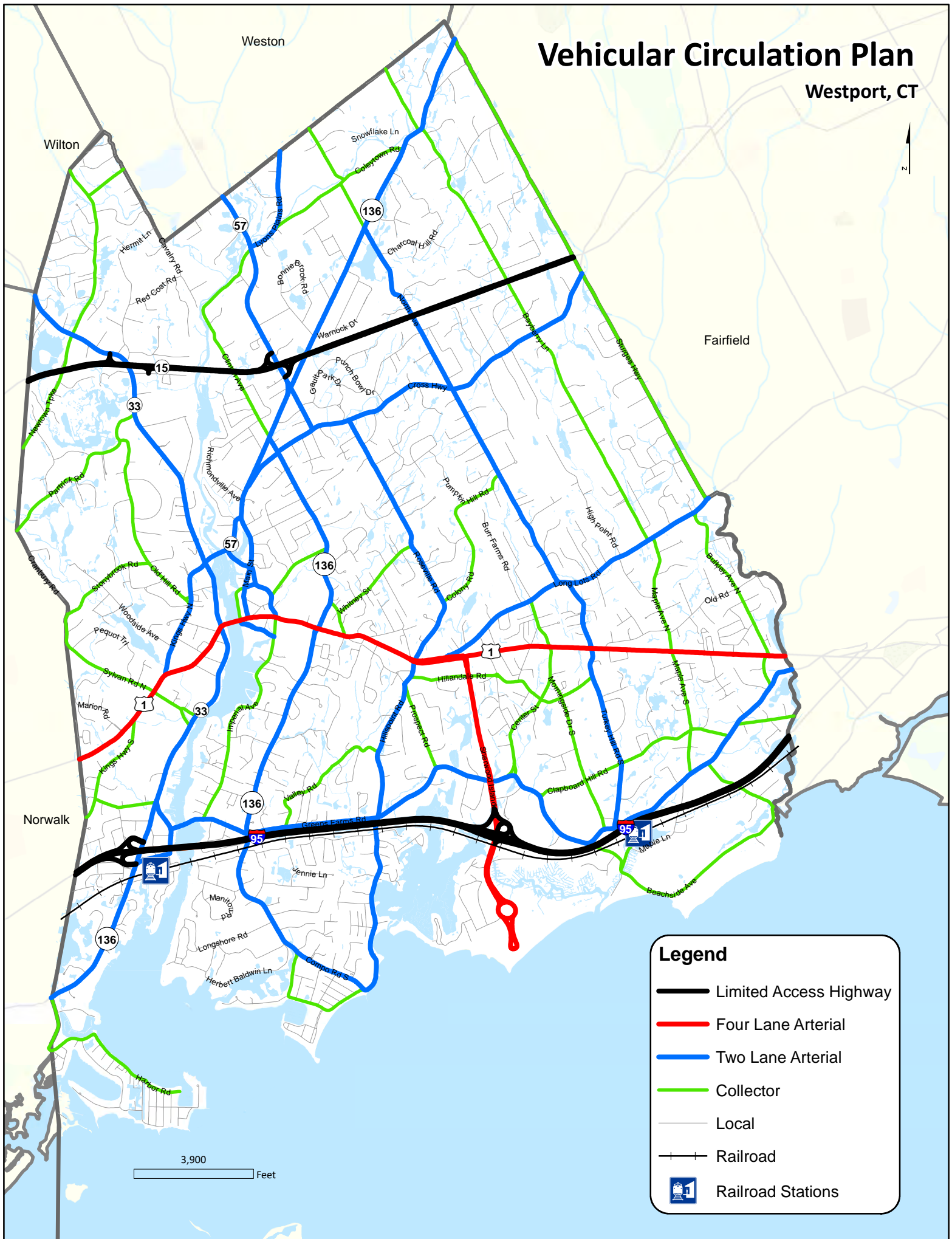


Road Classifications

Limited Access Roads	<ul style="list-style-type: none"> • Interstate 95 	<ul style="list-style-type: none"> • Merritt Parkway
Four Lane Arterials	<ul style="list-style-type: none"> • Post Road (Route I) 	<ul style="list-style-type: none"> • Sherwood Island Connector
Arterials	<ul style="list-style-type: none"> • Route 33 • Route 57 • Route 136 • Avery Place • Compo Road (N and S) • Cross Highway • Ferry Lane (not E or W) • Green's Farm Road • Hillspoint Road • Jesup Road 	<ul style="list-style-type: none"> • Kings Highway North • Long Lots Road • Lyons Plains Road • Main Street • Myrtle Avenue • North Avenue • Riverside Avenue • Roseville Road • Saugatuck Avenue • Turkey Hill Rd (N and S)
Collector Streets	<ul style="list-style-type: none"> • Bayberry Lane • Beachside Avenue • Broad Street • Bulkley Avenue (N and S) • Center Street • Clapboard Hill Road • Clinton Avenue • Coleytown Road • Colony / Pumpkin Hill / Terhune • Compo Beach Rd / Soundview Drive • East Main Street • Evergreen Avenue • Harbor Road / Duck Pond Road • Hillandale Road • Imperial Avenue • Kings Highway South 	<ul style="list-style-type: none"> • Maple Avenue (N and S) • Morningside Drive (N and S) • New Creek Road • Newtown Turnpike • Old Hill Road • Parker Harding • Partrick Road • Prospect Road • Stony Brook Road • Sturges Highway • Sylvan Road (N and S) • Sylvan Lane • Treadwell Avenue • Valley Road • Westway Road • Whitney Street

Vehicular Circulation Plan

Westport, CT



Legend

- Limited Access Highway
- Four Lane Arterial
- Two Lane Arterial
- Collector
- Local
- Railroad
- Railroad Stations



One of the reasons that congestion can be an issue on major roadways is the number of driveways and curb cuts. The POCD recommends that Westport implement an “access management” approach to reduce the number of driveways and interconnect commercial sites so that they share driveways. This approach will maintain (or even increase) capacity along major roadways. Access / parking easements should be obtained as part of every application in commercial zones so that this can be implemented over time. Alternatively, the Town and WestCOG / CT-DOT could undertake a project to reduce the number of driveways and curb cuts along Route 1.

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

The roadway system in Westport is adequate for meeting community needs.

Strongly agree	7%
Agree	50%
Not sure	8%
Disagree	27%
Strongly disagree	8%

Traffic congestion is a problem in Westport.

Strongly agree	41%
Agree	37%
Not sure	4%
Disagree	17%
Strongly disagree	1%



Example Of Shared Driveways In A Commercial Area



What About ...?

Will driverless cars or on-demand services like Uber or Lyft help us address transportation issues?

Westport has a comprehensive inventory of pavement conditions of local streets, called a pavement management system. This is used to prioritize road maintenance and repairs in order to minimize costs over time. This program should continue.



In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport does a good job maintaining local roads.

Strongly agree	11%
Agree	64%
Not sure	3%
Disagree	19%
Strongly disagree	4%

A. ROADWAY SAFETY / CAPACITY	Leader	Partners
1. Seek appropriate ways to reduce traffic congestion.	Town	PD PW WCOG CT-DOT
2. Continue to work with WestCOG and CT-DOT to obtain state and federal funding to address areas with congestion and safety issues in ways that are appropriate for Westport.	Town	
3. Implement an “access management” approach to reduce the number of driveways and interconnect commercial sites so that they share driveways.	PZC	PD WCOG CT-DOT
4. Continue to maintain local roadways.	PW	
5. Continue to use the pavement management system to prioritize maintenance and repairs of local roads in order to minimize costs over time.	PW	
6. Maintain a road classification system that is coordinated with the zoning regulations and other land use policies.	PZC	
<input type="checkbox"/> a. Coordinate the road classification map in the POCD with the references in the Zoning Regulations.	PZC	
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**Pavement Management
(Crack Sealing)**



**Pavement Management
(Pavement Reclamation)**





13.3. Address Train Station Parking

There has been considerable discussion in Westport regarding parking at the train stations, especially at Saugatuck. Residents have expressed frustration that there is not enough parking at the train stations when they want it yet it is difficult to get consensus on what to do about it.

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport needs more parking at the train stations.

Strongly agree	27%
Agree	35%
Not sure	14%
Disagree	19%
Strongly disagree	5%

As was recommended in the 2007 POCD, a parking study was undertaken for the Saugatuck and Green’s Farms Rail Stations. As a result of the study, a number of improvements were implemented including:

- Parking expansion (133 spaces were added),
- Area improvements (pedestrian, lighting, pavement and drainage),
- Addressing deferred maintenance, and
- Operational improvements.

Some issues were deferred in order to be considered as part of the Saugatuck TOD study and some issues were deferred for further consideration. Some of the issues deferred for further consideration included:

- Increasing the parking fees to market rates,
- Updating the lease arrangements with CT-DOT, and
- Investigating a “smart parking system” to be able to display parking availability in real time.

What About ...?

Will on-line apps help us better provide for train station parking or will they reduce the need for parking since people may use driverless cars or on-demand services?

A. TRAIN STATION PARKING	Leader	Partners
1. Seek ways to improve train station parking arrangements in ways that are appropriate for Westport.	Town	CT-DOT
<i>Code legend is on inside back cover</i>		

Saugatuck Station Parking



Green’s Farms Station Parking



ADDRESS COMMUNITY FACILITY NEEDS

14

14.1. Overview

Community facilities and services contribute significantly to Westport’s community character and its quality of life. The key purpose of the Plan of Conservation and Development is to evaluate strategic long-term options and state a broad outline for physical space to meet anticipated community needs both present and future.



Addressing community facility needs will help make Westport a more sustainable community by meeting community needs and desires in the most efficient and economical way.

Goal

Provide for community facilities to meet the needs of Westport residents.

Compo Beach



Town Hall



Westport Community Facilities

GENERAL GOVERNMENT

Town Hall

EDUCATION FACILITIES

Staples High School
Bedford Middle School
Coleytown Middle School
Coleytown Elementary School
Green's Farms School
Kings Highway School
Long Lots School
Saugatuck School

SAFETY / EMERGENCY SERVICES

Station 1 - Post Road Fire Station
Station 4 - Saugatuck Fire Station
Station 5 – Greens Farms Fire Station
Station 6 - Coleytown Fire Station

Westport Police Dept. / Animal Control
Westport Volunteer EMS

PUBLIC WORKS

Public Works Garage / Transfer Station
Water Pollution Control Facility

HOUSING AUTHORITY

Canal Park
Hales Court
Hidden Brook
Sasco Creek

RECREATION FACILITIES

BEACH

Burying Hill Beach
Compo Beach
Old Mill Beach
Canal Beach

OTHER OUTDOOR FACILITIES

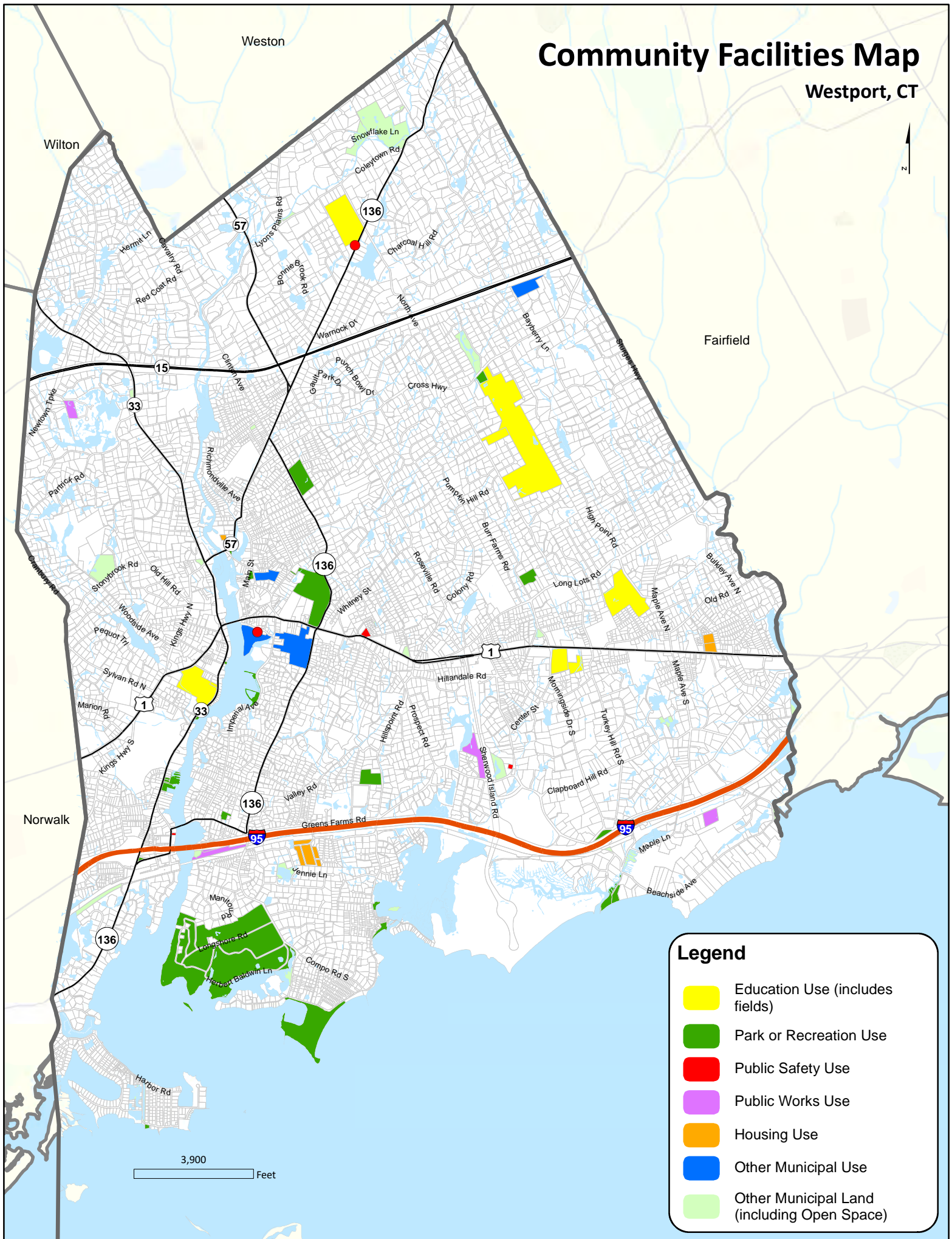
Baron's South
Canal Green
Grace K. Salmon Park
Hitchcock Park
Jesup Green
Library Riverwalk and Garden
Levitt Pavilion for the Performing Arts
Longshore Club Park / Evan Harding Point
Luciano Park
Machamux Park
Newman Poses Nature
Pasacreta Park
Riverside Park
Sherwood Mill Pond Preserve
St. John / Myrtle Avenue Park
Stroffolino Park
Veterans Green
Wakeman Park
Winslow Park

OTHER FACILITIES

Westport Library
Center For Senior Activities
Toquet Hall (Youth Center)
Westport / Weston Health District

Community Facilities Map

Westport, CT



Legend

- Education Use (includes fields)
- Park or Recreation Use
- Public Safety Use
- Public Works Use
- Housing Use
- Other Municipal Use
- Other Municipal Land (including Open Space)



14.2. Maintain Existing Facilities

Westport has a broad array of municipal facilities for addressing community needs and desires. Maintaining these facilities in “tip top” shape is both a reflection of the community’s interests and a cost-effective way to maintain these facilities over time.

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport does a good job of managing Town buildings and properties.

Strongly agree	9%
Agree	56%
Not sure	16%
Disagree	12%
Strongly disagree	8%

Participants in the telephone survey generally felt that the Town was doing a good job managing buildings and properties. However, there are some facilities (bathhouse, baseball fields, Baron’s South, etc.) where people feel that maintenance and upkeep has been lacking. Town departments have recognized the funding challenges and staffing challenges and are striving to do the best they can with the resources available.

The POCD recommends that the Town maintain buildings and facilities in a cost effective way and in the best condition possible.

A. OVERALL MAINTENANCE		Leader	Partners
1.	Continue to maintain Town buildings and facilities in a cost effective way and in the best condition possible.	Town	PSB
2.	Evaluate energy usage of all Town facilities.	Town	PSB
3.	Consider use of fuel cells as a source of independent energy for community facilities. <i>(also see Section 11.3)</i>	Town	PSB
4.	Consider establishing one or more micro-grids to tie community facilities together with a reliable source of power. <i>(also see Section 11.3)</i>	Town	PSB
		<i>Code legend is on inside back cover</i>	

Police Station



Main Fire Station



14.3. Make Efficient Use of Existing Sites

Westport has a significant investment in the community facilities it has and it will strive to maintain and improve those facilities to meet community needs. To do that, the Town will need to make effective use of the sites it has and it may make sense to encourage or allow intensification of facilities on existing sites to meet future needs. As stated on page 42, the POCD does not recommend the conversion of open space lands to community facility use.

The POCD recommends two strategies as a way to prepare for and facilitate possible future community facility needs:

- acquire land adjacent to existing Town owned properties should it become available and allow for possible future municipal use, and
- consider possible regulation changes in the future (coverage, setbacks, height, etc.) to allow facility needs to be addressed on existing sites.

A. EXPANSION POTENTIAL	Leader	Partners
1. Investigate acquisition of land adjacent to existing Town owned properties should it become available and allow for possible future municipal use.	Town	PZC LAC PSB BOE
2. Consider possible regulation changes in the future (coverage, setbacks, height, etc.) to allow facility needs to be addressed on existing sites.	PZC	
<i>Code legend is on inside back cover</i>		

Longshore



Public Works





14.4. Address Community Facility Issues

General Government - There is a lack of space at the Town Hall for municipal departments which affects the Town's ability to efficiently meet community needs. The Town should evaluate how to reconfigure or improve the building to best meet community needs.

Education Facilities – Given recent demographic and economic trends, school enrollments in Westport are expected to decrease in the short term. As a result the school system is expected to have adequate classroom capacity for anticipated enrollments through the year 2022. The Board of Education should continue to monitor enrollment projections in the event that demographic and/or economic changes signal a future increase in enrollments.

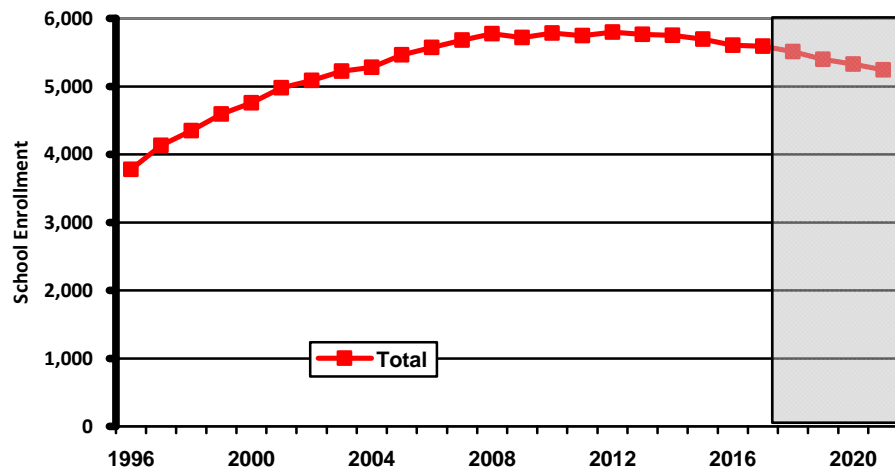
In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport's recreation facilities are adequate.

Strongly agree	9%
Agree	56%
Not sure	16%
Disagree	12%
Strongly disagree	8%

Westport's senior services are adequate.

Strongly agree	9%
Agree	28%
Not sure	45%
Disagree	15%
Strongly disagree	3%



Source: NESDEC 2006, 2017

Staples High School



Coleytown Elementary School



Recreation Facilities – Due to participation levels in organized sports and other activities, there can be challenges accommodating all the facility requests. The Parks and Recreation Department should continue:

- using school facilities to provide space for indoor activities and seek ways to meet the demand for indoor facilities, and
- seeking ways to make the most efficient use of outdoor space including:
 - alternative surfaces (as safe and appropriate), and
 - night lighting (as appropriate).

Compo Beach and Longshore are facilities unique to Westport. Renovation of the bathhouse (and other facilities) at Compo Beach and improvements of the clubhouse and related facilities at Longshore are anticipated in the next few years. The ice rink at Longshore is a unique local resource which is much appreciated by residents.

Indoor Recreation



Outdoor Recreation



Senior Center - A Senior Activities Enhancement Committee is in the process of planning an expansion of the Senior Center to meet the needs of the community and accommodate the growing numbers of seniors anticipated in the future.

Library – The Westport Library is embarking on a major renovation to enhance the library facility and address the current and future needs of the community. Once completed, this facility should be adequate for community needs for some time.

Senior Center



Library



Public Works - The Public Works facility, located on the Sherwood Island Connector is challenged by a lack of space for storage of materials and equipment maintenance / storage. Strategies to resolve these space constraints should be investigated and pursued.

Police Station - The Police Station on Jesup Road has experienced space constraints and may not be adequate for future needs. The Town should continue to monitor the space needs at the Police Station and identify issues and potential solutions necessary to support police services.

Emergency Medical - The Emergency Medical Service (EMS) on Jesup Road is also experiencing space constraints and concerns have been expressed about the workload on the volunteer ambulance service. The Town should continue to assess the space needs at the EMS facility and identify issues and potential solutions necessary to support emergency medical services

Fire Department - Westport’s fire department is primarily staffed by professional firefighters operating out of four fire stations (Post Road East, Saugatuck, Green's Farms, Coleytown). All of the fire stations are suffering from size / maintenance / design issues and a 2017 space needs assessment concluded that the stations should be improved to meet present and future needs. The Town should continue to invest in new fire equipment and technology to support fire services.

A. COMMUNITY FACILITY ISSUES		Leader	Partners
1.	Address community facility issues identified in the POCD.	Town	PSB
2.	Continue to monitor utilization of community facilities to anticipate possible future facility needs.	Town	
		<i>Code legend is on inside back cover</i>	

ADDRESS INFRASTRUCTURE NEEDS

15

15.1. Overview

The availability of utility infrastructure such as piped utilities (water, sewer, natural gas, and storm drainage), wired utilities (such as electric, telephone, and cable communications) and wireless services can influence overall community development.

Westport intends to guide the provision of utility services to improve the health and welfare of the community but not allow utility availability to facilitate or encourage a land use structure, patterns, or development that would be inconsistent with the POCD.



Addressing infrastructure needs will help make Westport a more sustainable community by approaching utility needs and desires as efficiently and economically as possible.

Goal

Address utility infrastructure needs of Westport in conformity with the land use vision for the community as reflected in the Future Land Use Plan in the POCD and in a manner that does not facilitate or encourage development that is not intended by the POCD.

Sewer Services



Water Service



The “Blue Line”

The potential sewer service area in Westport has historically been codified in the Water Pollution Control Plan and the POCD by what has become known as the “blue line”.

The “blue line” defines the limits of sewage extensions which are anticipated in Westport.

15.2. Manage Sewerage-Related Issues

Current / Planned Sewer Service Area

Much of Westport, except the low-density residential areas, is served by public sewer and this helps protect public health in these areas. The Town upgraded the Water Pollution Control Facility and the facility has adequate capacity for community needs during the planning period.

However, it is a central tenet of this POCD that the availability of public sewer or the establishment of sewer capacity shall not facilitate or promote new or more intensive development beyond that envisioned for the community and as reflected in the Future Land Use Plan in the POCD.

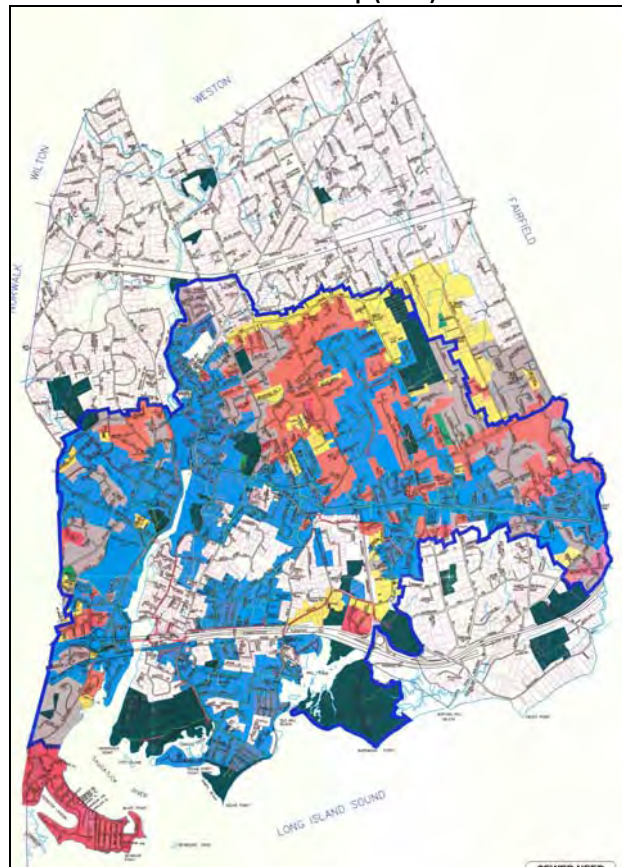
Sewer Need Legend

	Low
	Low / Moderate
	Moderate
	Moderate / High
	High
	Existing Sewer
	Preserved Open Space

Additionally, the Town should only upgrade infrastructure that is reasonably necessary for the needs of the community and for which funds have been made available by the Representative Town Meeting (RTM). The Town should not accept any funding for infrastructure upgrades if such upgrades would be inconsistent with the POCD.

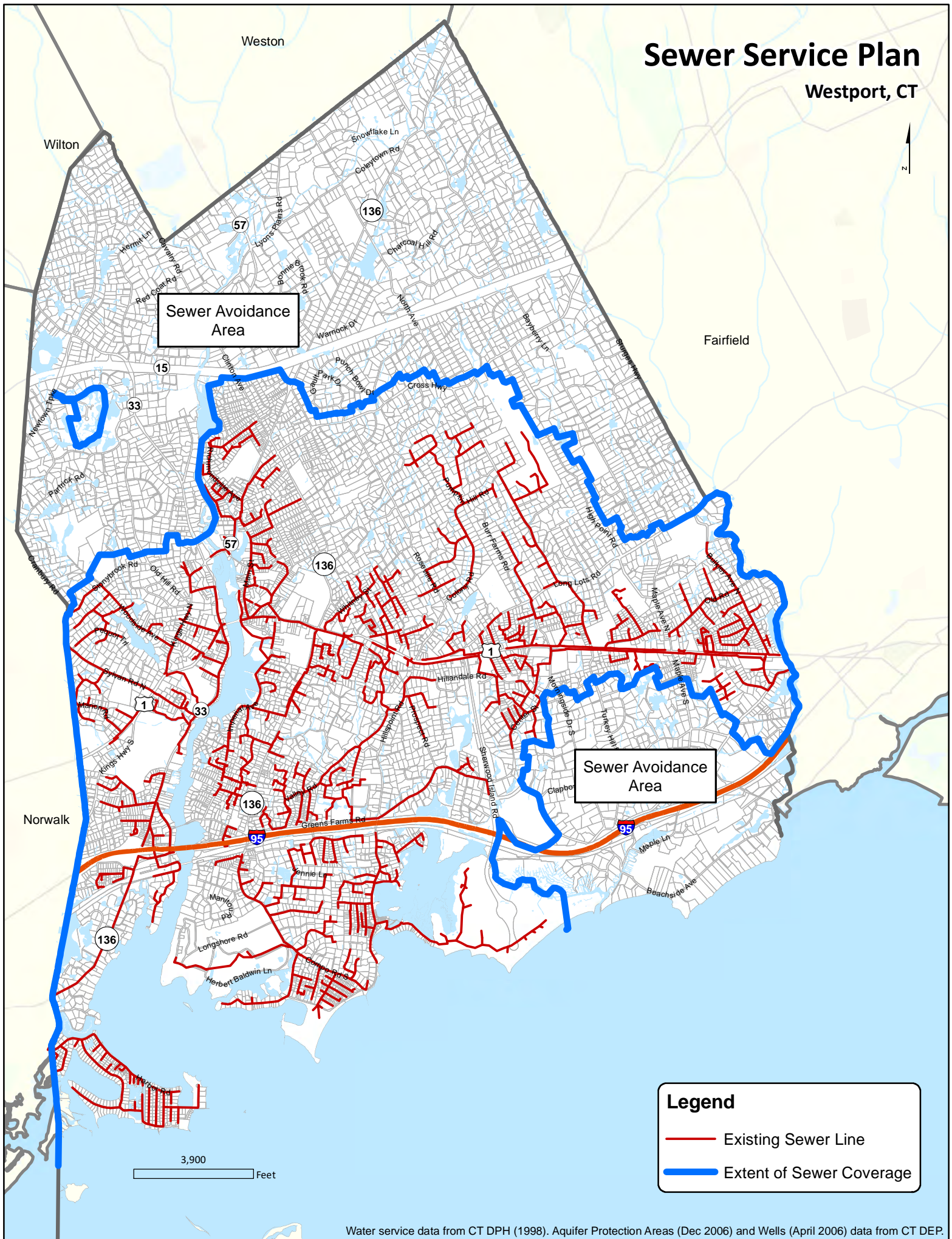
The adjacent map identifies “sewer need” as identified in a 2002 report by Stearns and Wheeler. A larger scale map is on file at Town Hall. It is anticipated that the sewer report / plan will be updated during the next few years and this update should be coordinated with the POCD vision for the community.

Sewer Need Map (2002)



Sewer Service Plan

Westport, CT



Legend

- Existing Sewer Line
- Extent of Sewer Coverage

Water service data from CT DPH (1998). Aquifer Protection Areas (Dec 2006) and Wells (April 2006) data from CT DEP.

Sewer Avoidance

Properly functioning septic systems can be beneficial for water quantity, as they recharge aquifers and groundwater supplies rather than diverting the water to the Sound.

However, they can also be harmful to water quality, both through bacterial contamination and through the introduction of high levels of nutrients into local waterways. These inputs can be damaging to human health and the environment.

Septic system use should be employed where appropriate, with sewer systems being considered as a more appropriate alternative in some cases.

Planned Sewer Avoidance Area

Areas outside the “blue line” are considered sewer avoidance areas. The Water Pollution Control Authority has a policy that it will not permit the extension of sewer infrastructure to serve properties outside the boundaries of the sewer service area, except when municipal sewers are the only reasonable means of mitigating water pollution problems or health or safety problems caused by the failure of subsurface disposal system(s) in the same geographic area. The POCD supports this policy.

Within the planned sewer avoidance area, the POCD supports careful maintenance of septic systems by the owners and will continue to work with the Health District and Aquarion to identify and resolve any issues. Properly functioning septic systems can be more environmentally friendly than sewer systems since septic systems recharge aquifers and groundwater supplies rather than pipe the wastewater away. Septic systems should be encouraged where appropriate.

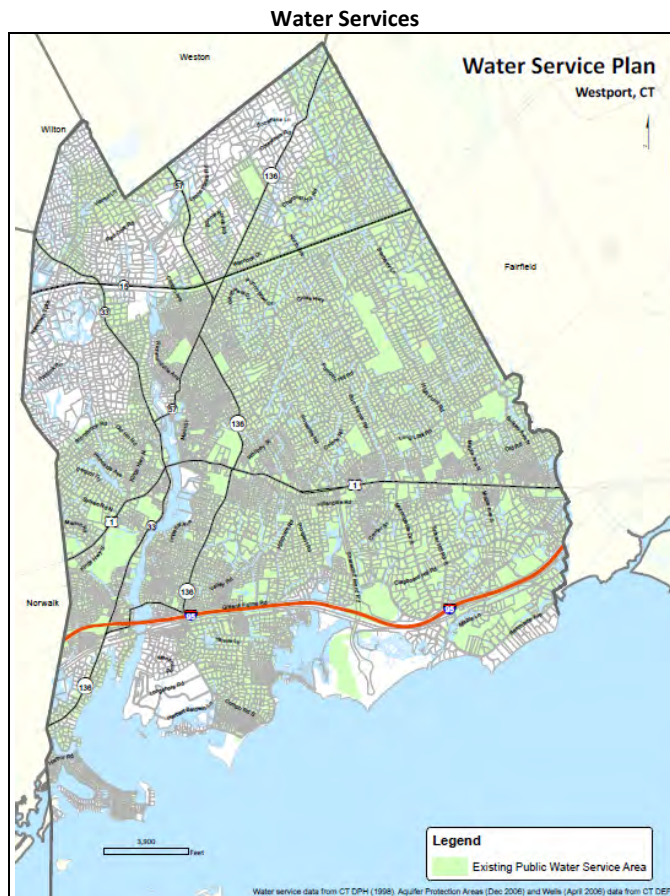
A. SEWERAGE	Leader	Partners
1. Ensure that sewer availability or capacity does not promote development beyond that envisioned for the community and as reflected in the POCD.	PZC	WPCA WWHD
2. Maintain the “blue line” to define sewer avoidance areas.	PZC	WPCA WWHD
3. Continue to work with the Health District and Aquarion to encourage or require maintenance of septic systems by the owners and identify and resolve any issues.	PZC	WWHD AWC
<i>Code legend is on inside back cover</i>		

15.3. Maintain And Enhance Public Water Service

Aquarion Company provides public water service in many areas of Westport and this helps ensure that an adequate quality and quantity of water is available to support public health and safety and meet community needs. Westport has good regulations in place to protect water quality in the two wellfield areas in Westport (Coleytown and Canal Street).

During the planning period, the Town should continue to promote the extension of public water.

A. WATER SERVICE	Leader	Partners
1. Continue to provide a public water supply of adequate quality and quantity.	AWC	
2. Continue to promote the extension of public water for domestic supply and fire-fighting.	Town	AWC
3. Maintain regulations to protect water quality, especially in the recharge areas for public water supply wells.	PZC	
<i>Code legend is on inside back cover</i>		





15.4. Address Storm Drainage Issues

Storm drainage continues to be an issue in Westport. In the on-line survey, roughly one-third of participants felt there were drainage issues that needed to be addressed in the community.

Many of the storm drainage systems in Westport were constructed in the 1950s and 1960s and were designed based on the size of houses being built at that time and the frequency of certain storm events. Over the past 60 years, smaller houses have been replaced with larger houses and the frequency of larger storm events has increased.

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

The storm drainage system in Westport is adequate.

Strongly agree	3%
Agree	35%
Not sure	32%
Disagree	23%
Strongly disagree	7%

Westport is doing a good job managing stormwater runoff and flooding.

Strongly agree	3%
Agree	34%
Not sure	30%
Disagree	25%
Strongly disagree	8%

The Town has been addressing this issue by:

- replacing undersized pipes as part of improvement projects,
- requiring new development (and redevelopment) to demonstrate a “zero net increase” in the *rate* of runoff, and
- implementing “low impact development” (LID) approaches to drainage that attempt to address drainage issues closer to where the raindrop falls (see Chapter 7 – Protect Natural Resources).

The new statewide Municipal Separate Storm Sewer Systems (MS4) permit requires Westport to become much more active in addressing stormwater runoff, including preparing a stormwater management plan. Town agencies should continue to find ways to address the storm drainage issues which are identified. When managed properly, storm water is a valuable resource. However, when storm water is managed like a waste product, it can exacerbate flooding and becomes contaminated with pollutants. Westport should both mitigate storm water impacts to our rivers, and understand how we can better utilize storm water as a resource, rather than a waste product.

A. STORM DRAINAGE	Leader	Partners
1. Continue to undertake drainage improvement projects where warranted.	PW	CT-DOT
2. Continue to implement “low impact development” (LID) approaches to drainage.	PZC	PW
3. Investigate ways to minimize the impact of drainage on properties adjacent to redeveloped sites.	PZC	PW
<i>Code legend is on inside back cover</i>		

15.5. Manage Wired Utilities

Westport has adequate wired utility systems (electricity, telephone, cable, internet) in place to meet community needs.

The major policy initiative in the future is likely to be the desire for an increase in internet speed / capacity. Some communities in Connecticut are banding together to implement higher internet speeds in their communities (CT Gig Project) and Westport should seek to be at the forefront of this effort.

In addition, it is anticipated that the electrical grid will need upgrading in the future to address issues such as distributed generation and other evolutionary improvements in the electricity network.

A. WIRED UTILITIES		Leader	Partners
1.	Work with utility providers to maintain adequate and reliable wired utility systems in Westport.	Town	
2.	Work with utility companies to protect tree canopies from unreasonable destruction from utility pruning.	TW	
3.	For any plantings near overhead utility lines, encourage the planting of appropriate trees and shrubs.	Town	
4.	Seek to be at the forefront of the statewide effort to increase internet speed / capacity.	Town	
		<i>Code legend is on inside back cover</i>	

Tree Trimming

So that wired utility services are reliable, Westport should continue to work with utility companies who seek to improve the reliability of their systems by undertaking tree trimming projects.

There is a delicate balance between community character (which can be adversely affected by aggressive tree trimming) and utility availability and reliability (which can be enhanced by tree trimming).

However, protecting wired utility services can be a critical resilience measure since falling trees and branches during extreme weather events can disrupt the power grid for extended periods of time.

Wired Utilities





15.6. Enhance Wireless Capabilities

With the advent of “smart phones,” people have become even more reliant on wireless services for managing day-to-day aspects of their lives. Some people are even abandoning “land-line” phones and exclusively using cellular phones for communications. This evolution of communications is dependent on the availability of service and system capacity.

In the on-line survey, participants were asked whether they agreed or disagreed with the following statement:

Westport should encourage improvements in internet speed and cell phone service.

Strongly agree	32%
Agree	30%
Not sure	22%
Disagree	12%
Strongly disagree	4%

The POCD recommends that Westport seek to improve the availability and capacity of wireless services in ways that are appropriate and compatible with community character (such as using “stealth” technologies and similar approaches).

A. WIRELESS CAPABILITIES	Leader	Partners
1. Seek to improve the availability and capacity of wireless services in ways that are compatible with community character.	Town	
<input type="checkbox"/> a. Consider adopting “telecommunication facility siting principles” to provide guidance with regard to compatibility with community character.	Town	PZC
		Code legend is on inside back cover

Wireless Communications



Wireless Communications



FUTURE LAND USE PLAN

16

16.1. Overview

As the Plan is implemented, the map on page 133 illustrates the location and intensity of **future** land uses that are desired. Since this map illustrates the stated goals, policies, objectives, and recommendations of each of the Plan sections when combined together, it is called the Future Land Use Plan for Westport.

16.2. Future Land Use Plan Categories

The Future Land Use Plan contains the following categories:

Residential Areas	Areas used or intended for lowest, low, or moderate density residential uses
Business Areas	Areas used or intended for development of business or industrial uses
Open Space	Areas with existing or desirable open space and greenway trails
Community / Institutional	Existing or desired uses that will help meet community needs
Natural Resource Constraints	Areas where natural resource protection is a priority of the Plan
Infrastructure	Sewer Limit Line - the boundary of areas intended to be served with public sewer service

Plan Comparison

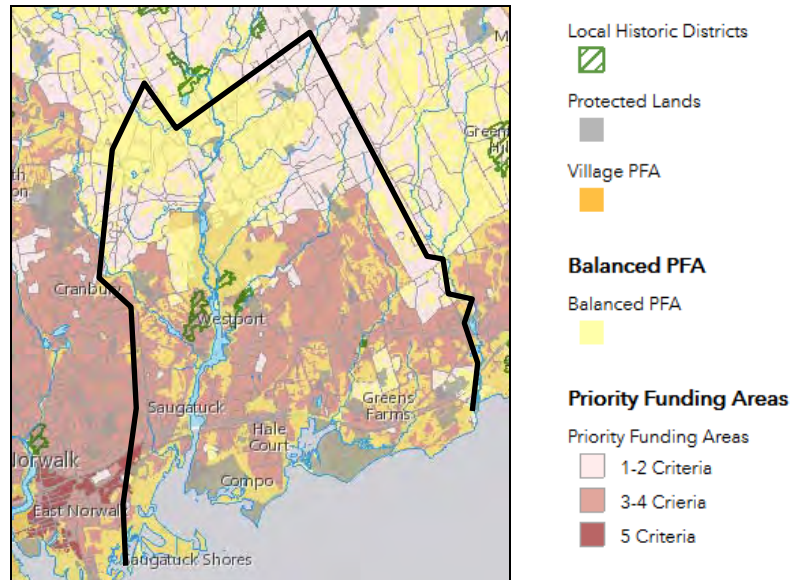
Section 8-23 of the Connecticut General Statutes requires comparison of Westport’s Plan of Conservation and Development with:

- the Locational Guide Map in the Connecticut Conservation and Development Policies Plan, and
- the Regional Plan of Conservation and Development prepared by the Southwest Connecticut Regional Planning Agency in 2006 (an updated regional plan has not yet been issued by the Western Connecticut Council of Governments).

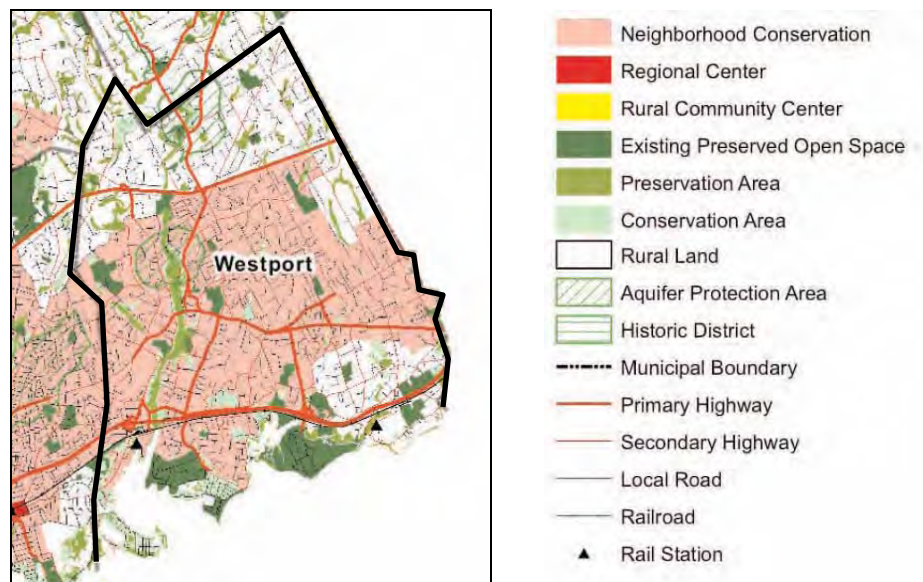
16.3. Consistency With State and Regional Plans

Westport’s Future Land Use Plan was found to be consistent with State and regional plans in terms of identifying areas for conservation and development and relative intensities.

State Plan of Conservation and Development

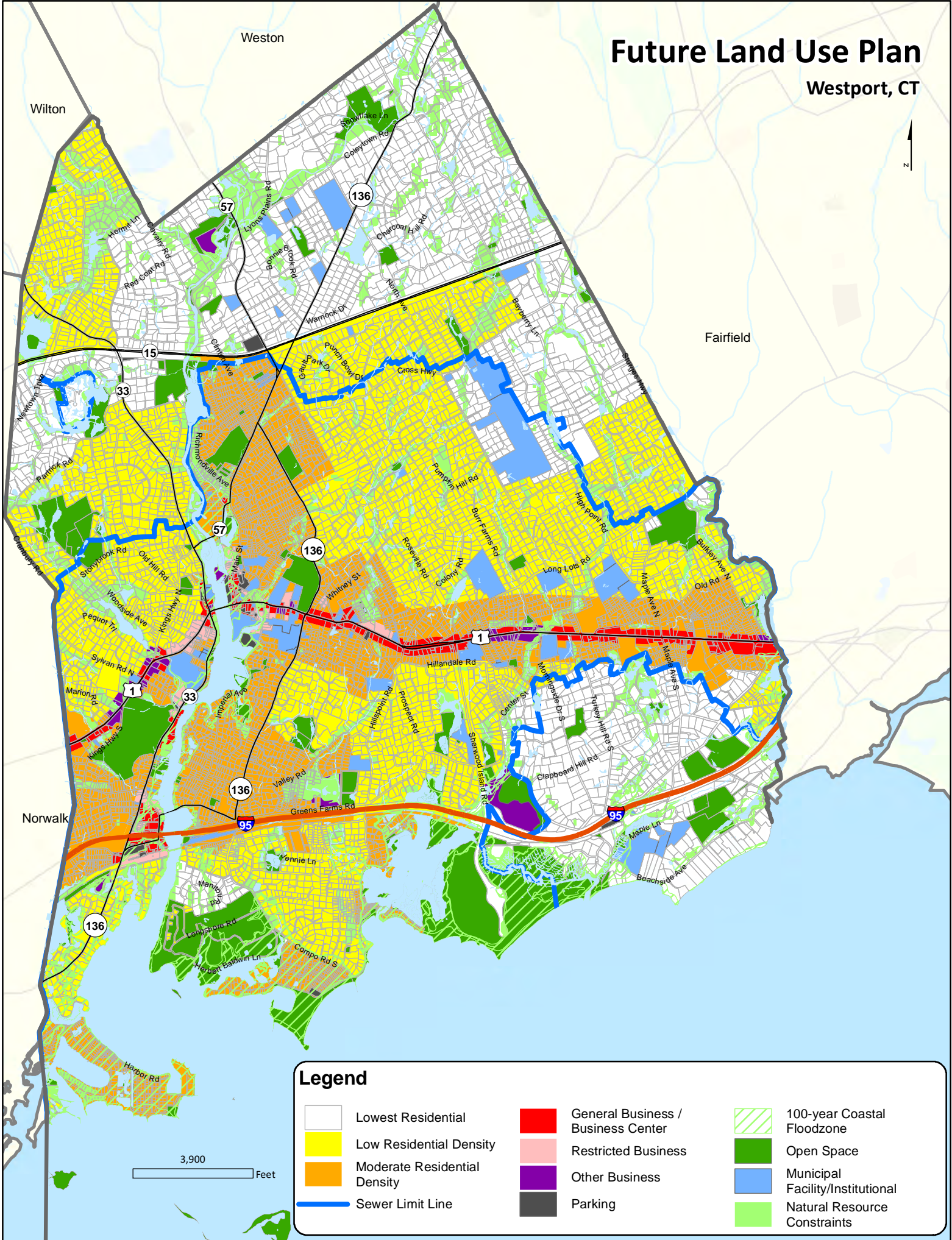


Regional Plan of Conservation and Development (SWRPA, 2006)















Future Land Use Plan

Westport, CT



Legend

- | | | | | | |
|---|------------------------------|---|------------------------------------|---|----------------------------------|
|  | Lowest Residential |  | General Business / Business Center |  | 100-year Coastal Floodzone |
|  | Low Residential Density |  | Restricted Business |  | Open Space |
|  | Moderate Residential Density |  | Other Business |  | Municipal Facility/Institutional |
|  | Sewer Limit Line |  | Parking |  | Natural Resource Constraints |

16.4. Consistency With Growth Principles

In accordance with CGS 8-23, the Plan of Conservation and Development was evaluated for consistency with statewide growth management principles and found to be generally consistent with them.

<p>Principle 1 – Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends enhancing and strengthening Downtown Westport and Saugatuck Center as areas of mixed-land uses with existing physical infrastructure.</p>
<p>Principle 2 – Expand housing opportunities and design choices to accommodate a variety of household types and needs.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends addressing housing needs and expanding housing opportunities and design choices to accommodate a variety of household types and needs.</p>
<p>Principle 3 – Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends enhancing and strengthening Downtown Westport and Saugatuck Center which are along transportation corridors and are intended to support the viability of transportation options while maintaining character.</p>
<p>Principle 4 – Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends conserving the natural environment as well as protecting and preserving cultural and historical resources.</p>
<p>Principle 5 – Protect environmental assets critical to public health and safety.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends protecting environmental assets critical to public health and safety such as aquifer protection areas and other natural resources.</p>
<p>Principle 6 – Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.</p>	<p>FINDING – Consistent</p> <p>The Plan is part of the process of integrating planning with other levels of government and with other agencies. The Plan will be used to coordinate efforts with:</p> <ul style="list-style-type: none"> • adjacent communities, • regional organizations, and • state agencies.

IMPLEMENTATION

17

17.1. Overview

Implementation of the strategies and recommendations of the Plan of Conservation and Development is essential for the planning process to have meaning and value.

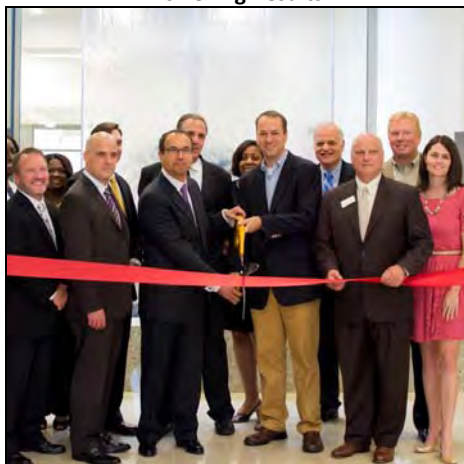
Charting The Course



Getting Started



Achieving Results



Monitoring Outcomes



17.2. Implementation Tools And Strategies

While the 2007 POCD recommended the Plan Implementation Committee (PIC) include representatives of boards and commissions, the PIC ended up being chaired by the First Selectman and was comprised mainly of Town Staff and agencies.

Given how effective the PIC was, the “refreshed” PIC could adopt a similar format or try a new approach if that is felt to be more efficient and effective.

Plan Implementation Committee (PIC)

While the statutory responsibility to adopt the POCD rests with the Planning and Zoning Commission, implementation will only occur with the coordinated efforts of residents, businesses, developers, applicants, owners, agencies, and Town officials.

Following adoption of the 2007 POCD, the Town established a Plan Implementation Committee where municipal department heads met regularly to discuss POCD strategies and coordinate and monitor implementation efforts. The Plan Implementation Committee is one reason why many of the recommendations from the 2007 POCD were successfully implemented.

As described on the facing page, this POCD recommends “refreshing” of the Plan Implementation Committee approach to build upon this experience and guide implementation of this POCD. However, the approach recommended in this POCD is to bring local boards and commissions into the implementation process.

Though a Plan of Conservation and Development is by definition a long range strategic document, it should have a dynamic element as well. The PIC may, at its discretion, recommend to the Planning and Zoning Commission that selected sections of the Plan be updated if it seems appropriate to do so.

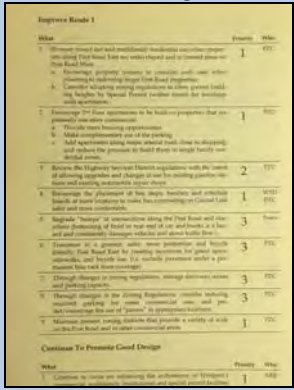
The PIC should actively seek ways to involve the public in understanding POCD strategies and implementing recommendations.

Implementation Tables

The 2007 POCD contained “yellow pages” in the “Implementation Tools” chapter (Chapter 13) that summarized the POCD recommendations by priority and responsibility.

A similar approach is used as part of this POCD except that the pages are contained in a separate document so that they can be regularly updated, refined, edited, and reprioritized.

“Yellow Pages”



Possible Plan Implementation Committee Approach

To guide implementation of the 2017 Plan of Conservation and Development, the following approach is recommended for consideration:

1. **Establish The Plan Implementation Committee** – A Plan Implementation Committee (PIC) should be organized and be co-chaired by the First Selectman and the Chair of the Planning and Zoning Commission. The PIC should be comprised of:
 - chairs of key boards and commissions,
 - some representatives from key RTM committees, and
 - other invited persons or organizations.
2. **Organize An Annual “Retreat”**– Each year, the PIC should get together to discuss the key priorities for Westport for the next year. The goal of the “retreat” should be to guide what the community can and should do over the coming year or so to implement or amend the recommendations of the POCD. The larger group could break into subgroups organized around the central themes of the POCD.

The “retreat” could be scheduled in August / September (or other time) in order to share the results with local organizations in time to initiate and complete strategies on a timely basis and prior to the preparation of departmental budget requests.

Following the “retreat”, a summary would be circulated to local boards and commissions and municipal departments. The results of the “retreat” should guide:

- the formulation of programs by municipal departments,
 - preparation of the operating and capital budget requests by municipal departments, and
 - the adoption / implementation of strategies by local boards and commissions.
3. **Coordinate Quarterly**– Each calendar quarter, the PIC would reassemble to evaluate progress being made by local agencies to implement the strategies and discuss emerging issues that might suggest refinement in the POCD strategies.
 4. **Refine The Process** – This process could (and should) be refined over time to establish the best process for Westport.

Planning and Zoning Commission

Since the Plan of Conservation and Development serves as a basis for land use decisions by the Planning and Zoning Commission, all land use applications should be measured and evaluated in terms of compliance with the Plan and its various elements.

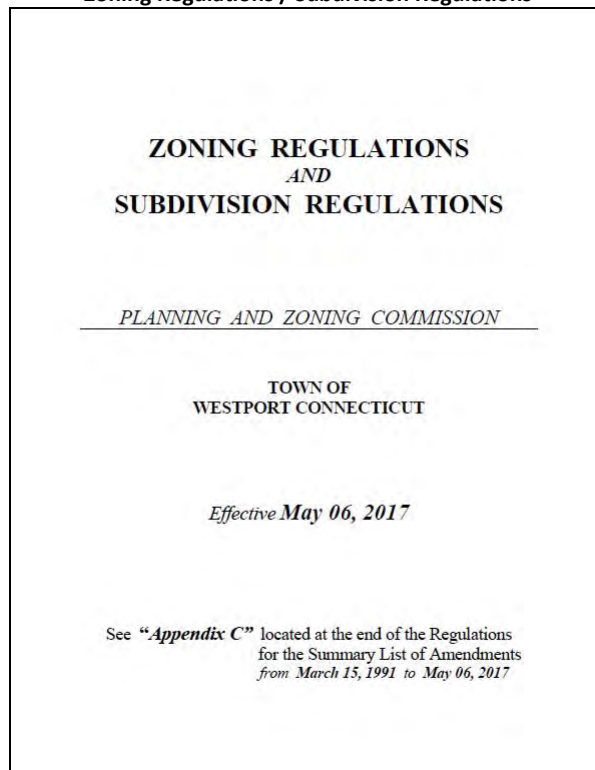
Education about the Plan and overall community objectives also needs to be integrated into customer service, enforcement, and other programs of the Planning and Zoning Department. As part of general permitting and enforcement procedures, it is important to inform people of why programs are important to meeting community goals.

A key next step in the implementation of the POCD is for the Planning and Zoning Commission to undertake a comprehensive review of the Zoning Regulations and the Subdivision Regulations, making whatever revisions are necessary to:

- make the regulations more user-friendly (such as using graphics),
- implement Plan recommendations, and
- promote consistency between the Plan and the Regulations.

Given how unwieldy the regulations appear to have become, this should be an important priority on the part of the Commission.

Zoning Regulations / Subdivision Regulations



Other Boards, Commissions and Departments

Many of the strategies in this Plan are to be implemented by Town departments and elected and appointed boards and commissions, other than the Planning and Zoning Commission. This implementation should be accomplished in a timely manner under the coordination of the PIC.

Operating Budget / Capital Budget

The annual operating budget is the blueprint for spending in Westport and is an essential tool for implementing municipal policy goals. If the annual budget reflects the priorities and recommendations of the Plan, Westport will be successful in accomplishing its overall strategic objectives and “leveraging” private investment in the community.

The same principle holds true for the capital budget. Since the Planning and Zoning Commission has statutory authority (CGS Section 8-24) for review of municipal improvements and the Capital Forecast, the Commission is in a position to provide feedback on whether spending on capital projects also reflects the priorities and recommendations of the Plan.

Other Agencies

Municipal agencies alone cannot implement the Plan. In fact, the most successful implementation will likely involve local organizations, businesses, and residents in ensuring that the Plan is implemented.

A. IMPLEMENTATION	Leader	Partners
1. Re-establish a Plan Implementation Committee to guide and monitor implementation of the POCD.	PZC Town	FS PZC
2. Measure and evaluate all Planning and Zoning applications for consistency with POCD strategies	PZC	
3. Update regulations to implement POCD recommendations.	PZC Town	RTM
<input type="checkbox"/> a. Enforce current regulations.	PZC	
<input type="checkbox"/> b. Undertake a comprehensive review / revision of the Zoning Regulations.	PZC	
4. Encourage the annual operating budget to reflect the priorities and recommendations of the POCD.	PZC Town	FS BOS BOF RTM
5. Encourage the capital budget to reflect the priorities and recommendations of the POCD.	PZC Town	FS BOS BOF RTM
6. Use the CGS 8-24 process for reviewing municipal capital improvements to promote implementation of POCD recommendations.	PZC	
7. Maintain the POCD.	PZC	
<input type="checkbox"/> a. Update the POCD data and policies once the 2020 Census results are released.	PZC	
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18

NEXT STEPS

18.1. Overview

The Plan of Conservation and Development (POCD) has been prepared to meet the challenges that will confront the Town of Westport in the future. The POCD is intended to serve as a guide to be followed in order to enhance the Town's quality of life, the overall economy, and community character.

The POCD is also intended to be flexible enough to allow adjustments that achieve specific goals and objectives while maintaining the integrity of the long-term goals of the community. Still, the most important step of the planning process is implementation of the Plan's strategies, policies, and action steps.

During the next few years, some of the goals will be achieved, some circumstances will undoubtedly change, and some conditions may arise that will suggest that it is time to reconsider some of the POCD strategies, policies, and action steps. Such situations are to be expected. Programs that help achieve community consensus, establish community goals, and promote community welfare will all turn out to be positive steps in the history of Westport.

We welcome all Westport residents and others who will join with us in implementing the recommendations of the Plan of Conservation and Development.

ACKNOWLEDGEMENTS



Planning and Zoning Commission

Catherine Walsh Chair
Paul Lebowitz Vice- Chair
Chip Stephens Secretary
Alan Hodge
Alfred Gratrix
Danielle Dobin (from January 2017)
Michael Cammeyer (from March 2017)
Jon Olefson Alternate
Deborah Goldfarb Alternate (from April 2017)
Gregory Rutstein Alternate (from September 2017)
Aaron Greenberger (to July 2017)
Andra Vebell (to January 2017)
David Lessing (to November 2016)
Jack Whittle (to November 2016)

Planning and Zoning Staff

Mary Young, AICP Director
Katherine Daniel Deputy Director
Andrea Sangrey Planner (from September 2017)
Keisha Fink Planner (to September 2017)
Susan Reynolds Zoning Official
Laurie Montagna Zoning Official
Nancy Curcio Administrative Assistant
Annie Alcaraz Administrative Assistant

Technical Assistance

Glenn Chalder, AICP Planimetrics
Michael Fazio New England Geo-Systems



ACKNOWLEDGEMENTS

Town of Westport

James Marpe First Selectman

Avi Kaner Selectman

Helen Garten Selectman

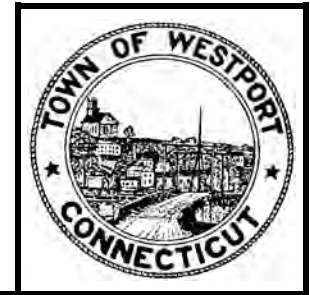
Representative Town Meeting

Velma Heller Moderator

Jeffrey N. Wieser Deputy Moderator

District 1	District 2	District 3
Liz Milwe Matthew Mandell Chris Tait Diane Cady	Neil Phillips Louis M. Mall Catherine Calise Jay Keenan	Lyn Hogan Sylina Levy Melissa Kane Jimmy Izzo
District 4	District 5	District 6
Lisa Parrelli Gray Lynda Kommel-Browne Jeffrey N. Wieser Kristan Hamlin	Peter Gold John F. Suggs Thomas C. Bloch Seth Braunstein	Cathy Talmadge Hope Feller Brandi Briggs Jessica Bram
District 7	District 8	District 9
Jack Klinge Ellen Lautenberg Allen S. Bomes Lauren Karpf	Wendy G. Batteau Carla L. Rea Dee Chapman Lee Arthurs	Andrea L. Moore Jennifer Johnson Charles E. Carey Velma E. Heller

LEGEND FOR LEADERS / PARTNERS



Code	Entity
ALT	Aspetuck Land Trust
ARB	Architectural Review Board
APA	Aquifer Protection Agency
AWC	Aquarion Water Company
BAC	Boating Advisory Committee
BC	Beautification Committee
BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
CC	Conservation Commission
CoC	Chamber of Commerce
DEEP	CT Dept. of Energy and Env. Prot.
CT-DOT	CT Dept. of Transportation
DMA	Downtown Merchants Association
DSC	Downtown Steering Comm.
FD	Fire Department
FECB	Flood & Erosion Control Board
FS	First Selectman
GTF	Green Task Force
HA	Housing Authority
HC/HM	Harbor Committee / Harbor Master
HDC	Historic District Commission
HSC	Human Services Commission
LAC	Land Acquisition Committee

Code	Entity
MN	Metro-North Railroad
PBC	Pedestrian / Bike Committee
PD	Police Department
PIC	Plan Implementation Committee
PRC	Parks / Recreation Commission
PSB	Public Site / Building Commission
PW	Public Works
PZC	Planning / Zoning Commission
RTM	Representative Town Meeting
SC	Shellfish Commission
SCPC	Sasco Creek / Pond Committee
SMPC	Sherwood Mill Pond Committee
SS	Commission for Senior Services
Staff	Town Staff
TA	Traffic Authority
Town	Town Agencies and Officials
TW	Tree Board / Tree Warden
WCOG	Western CT Council of Gov'ts.
WPCA	Water Pollution Control Authority
WTD	Westport Transit District
WWHD	Westport Weston Health District
YC	Youth Commission
ZBA	Zoning Board of Appeals

